



10

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: ASHLEE MACDONALD, AICP, SENIOR PLANNER *am*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *obj*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: MARCH 7, 2018

SUBJECT: DR17-1178: THE LAKES AT ANNECY

STRATEGIC INITIATIVE: Community Livability

The Community Livability strategic initiative encourages “livability considerations” in all decision-making; the proposal will allow for the development of a multi-family housing product.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR17-1178, The Lakes at Annecy: Building elevations, floor plans, and colors and materials for a 216 unit multi-family residential community on approximately 10.97 acres, located at the SEC of Val Vista Drive and Boston Street in the Multi-Family Low (MF/L) zoning district with a Planned Area Development (PAD) overlay

APPLICANT/OWNER

Company: Maracay Homes

Name: Rashel Beaver

Address: 15279 N. Scottsdale Rd. Ste 300

Scottsdale, AZ 85254

Phone: 480-346.5216

Email: rashel.beaver@maracayhomes.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>April 15, 2003</i>	The Mayor and Town Council approved case A02-19 (Ordinance No. 1464) annexing approximately 80 acres including the subject site.
<i>August 5, 2003</i>	Town Council approved case Z02-34 (Ordinance No. 1505) rezoning approximately 80 acres, including the subject site, from Rural Residential - 43 (R1-43) to Multi-Family Residence (R-3) with a Planned Area Development (PAD) overlay.
<i>March 3, 2004</i>	Planning Commission approved the preliminary plat for the Val Vista Classic Community (S03-12).
<i>February 10, 2005</i>	Design Review Board approved nine standard plans for Val Vista Classic Parcel 1 (DR04-98).
<i>February 7, 2018</i>	Planning Commission reviewed DR17-1178 as a study session item.

Overview

The applicant is requesting approval of (DR17-1178) for 216 multi-family units consisting of 170 three-story attached duplex units, 45 three-story detached units and one two-story detached unit for a total of 131 total multi-family buildings on the 10.97 acre subject site zoned Multi-Family/ Low (MF/L) zoning district. The subject site is partially developed with for-sale multi-family product.

Surrounding Land Use & Zoning Designations

	Existing Land Use Classification	Existing Zoning	Existing Use
North	General Office (GO)	Regional Commercial (RC)	Boston Professional Village
South	Residential > 5-8 DU/Acre	Single Family – Detached (SF-D)	residential
East	Residential > 8-14 DU/Acre	Multi-Family – Low (MF/L) and Multi-Family – Medium (MF/M)	Partially developed residential
West	General Office (GO)	General Office (GO)	Val Vista Dr then office
Site	Residential > 8-14 DU/Acre	Multi-Family – Low (MF/L)	Partially developed residential

Project Data Table:

	Required per LDC/ Ordinance No. 1505	Proposed
Maximum Height (ft.)/Stories	36'	36'

	Required per LDC/ Ordinance No. 1505	Proposed
Building Step-back	None required	None
Minimum Setbacks and Yard Dimensions		
Landscape along public street frontage	30' (along Val Vista and San Tan Village) 25' (along Boston St)	30' (along Val Vista and San Tan Village) 25' (along Boston St)
Buildings Facing Common Open Space	25' between duplex buildings 30' between all others	25' between duplex buildings 30' between all others
Side Setbacks	10'	10'
Buildings Backing onto Private Drives	25'	25'
Multi-Family Parking Requirements	1 space per 1 bedroom unit/ studio unit 2 spaces per 2 or more bedroom units; all plus 0.25 guest spaces per unit. 1 space per unity call be covered, of which 25% shall be enclosed. Required for 359 (2 bedroom + units) = 808 total spaces (718 total resident spaces + 90 guest parking spaces)	Provided Parking =873 spaces (718 garage spaces + 155 uncovered guest spaces)

Plan Number	Livable Square Footage	Stories
1	1,417	3 story attached
2	1,547	3- story attached
3	1,873	3- story attached
4	1,976	3- story attached
5	1,336	2- story detached
5X	1,946	3- story detached
6	2,271	3- story detached

DISCUSSION

The Lakes at Annecy site, previously known as Val Vista Classic Parcel 1, was originally platted in 2005. The Design Review Board approved a total of 9 standard plans on site in 2005. A total of 143 units (83 buildings) have been developed under the previous standard plan approval. Maracay intends on completing the remaining 216 condo units (170 attached duplex units and 46 detached units). This gated community has existing primary points of access off of Boston Street and Val Vista Drive. Additional points of access are provided off of San Tan Village Parkway to the east and Rome St to the south. Open space, recreation amenities and parking have been approved and installed per the approved Plat and Open Space plan (ST03-12). A 25-foot wide private drive/alley serves the residential units. Each of the units will have a two car garage to meet the parking requirement.

Building Elevations, Floorplans, Colors/ Materials:

The site plan includes a total of 216 units; of these 170 are attached duplex buildings with 46 detached units. The applicant is proposing six new floor plans with three elevation styles. The units range in size from 1,417 square feet to 2,271 square feet. The floor plans vary from two (2) to three (3) bedrooms, and 2.5 bathrooms. All units are 3-stories in height with the exception of one lot, which is limited to 2-stories per Ordinance No. 1505. This is in keeping with existing development within the community.

The three (3) elevation architectural styles include Spanish, Rural Mediterranean and French Country. Four color schemes are provided for each elevation style for a total of 12 color schemes.

Elevation	Roof Tile and Details
SPANISH	<ul style="list-style-type: none">• 4:12 roof pitches• Sand finish stucco• 'S' shape roof tile• Wrought iron railing and window accents• Full arch openings• Decorative Mexican tiles• Foam and stucco wrapped eaves• Integrated and sculpted stucco corbels at openings
RURAL MEDITERRANEAN	<ul style="list-style-type: none">• Gable roofs• Lace finish stucco• Flat roof tile• Stone veneer siding• Stone surrounds• Brick detailing and trim• Proportionately scaled window shutters• Rough sawn posts and beams• Exposed truss tails• Simulated corbels at window sills• Double plank with stretcher shutters
FRENCH COUNTRY	<ul style="list-style-type: none">• 7:12 pitches• Stone veneer• Elliptical archways• Flared curves at eaves• Z-braced plank style shutters• Louvered gable vents• Projected wooden window sills• Full precast surrounds• Wood beams and corbels with stucco columns• Character-appropriate decorative iron railing• Simulated rough sawn beams at cantilevers

One of the goals of reviewing and approving plans that mix with an established neighborhood is the desire for comparable or higher quality in terms of size, articulation and materials. Existing development in the community consists of two and three story units. Existing units are comprised of seven architectural styles including Spanish, Monterey, Tuscan, French Country, French Colonial, Italian and European. Staff notes that these elevations are very rich in material with considerable stone veneer, brick window and entry surrounds, steep pitched roofs and wrought iron accents. The applicant has kept these styles in mind and incorporated similar stone and brick veneer and detailing.

In terms of the floor plans, the applicant has updated the layout of the units to better maximize the livable area. Increased outdoor space is provided in the form of ground floor courtyards and 2nd and 3rd floor covered decks.

Site, Landscape, Grading and Drainage

The site layout, landscaping and grading and drainage have previously been approved. An administrative amendment to the final plat is underway to update the demising lines between units in conjunction with the floor plan and elevation changes related to this design review.

Lighting

Lighting throughout the development has already been installed. Three new fixtures are proposed for the units to coordinate with the three architectural themes (Spanish, Rural Mediterranean, and French Country). All site lighting will be required to comply with Town codes.

Signage

Signage is not included in this approval. Signage for this property is already in place. Any new signage or updates to the existing signs may require Administrative Design Review approval prior to permitting.

Planning Commission Study Session Comments

During the February 7, 2018 Study Session, staff sought the Planning Commission input on whether the proposed elevations fit in with the character of this established community. The Planning Commission provided feedback that additional detailing was needed as well as increased usage of stone and other elements consistent with the architectural themes.

The applicant has made a number of changes to better match the ornate detailing of the existing units. These additions include (but are not limited to):

- Addition of tile/brick to courtyard walls
- Additional precast, brick and stone surrounds on select entry porches and windows
- Increased stone on some elevations
- Siding added at gable ends on French Country
- Variation in window forms

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR17-1178, The Lakes at Annecy: Building elevations, floor plans, and colors and materials for a 216 unit multi-family residential community on approximately 10.97 acres, located at the SEC of Val Vista Drive and Boston Street in the Multi-Family Low (MF/L) zoning district with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the March 7, 2018 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

Respectfully submitted,



Ashlee MacDonald, AICP
Senior Planner

Attachments and Enclosures:

- 1) Finding of Fact
- 2) Vicinity Map
- 3) Aerial Map
- 4) Site Plan (6 pages)
- 5) Building Elevations (30 pages)
- 6) Street scene (1 page)
- 7) Colors and Materials (14 pages)
- 8) Unit Floor Plans (18 pages)
- 9) Lighting cutsheets (3 pages)
- 10) Building Elevations for existing units - DR04-98 (15 pages)

FINDINGS OF FACT
DR17-1178, The Lakes at Annecy

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

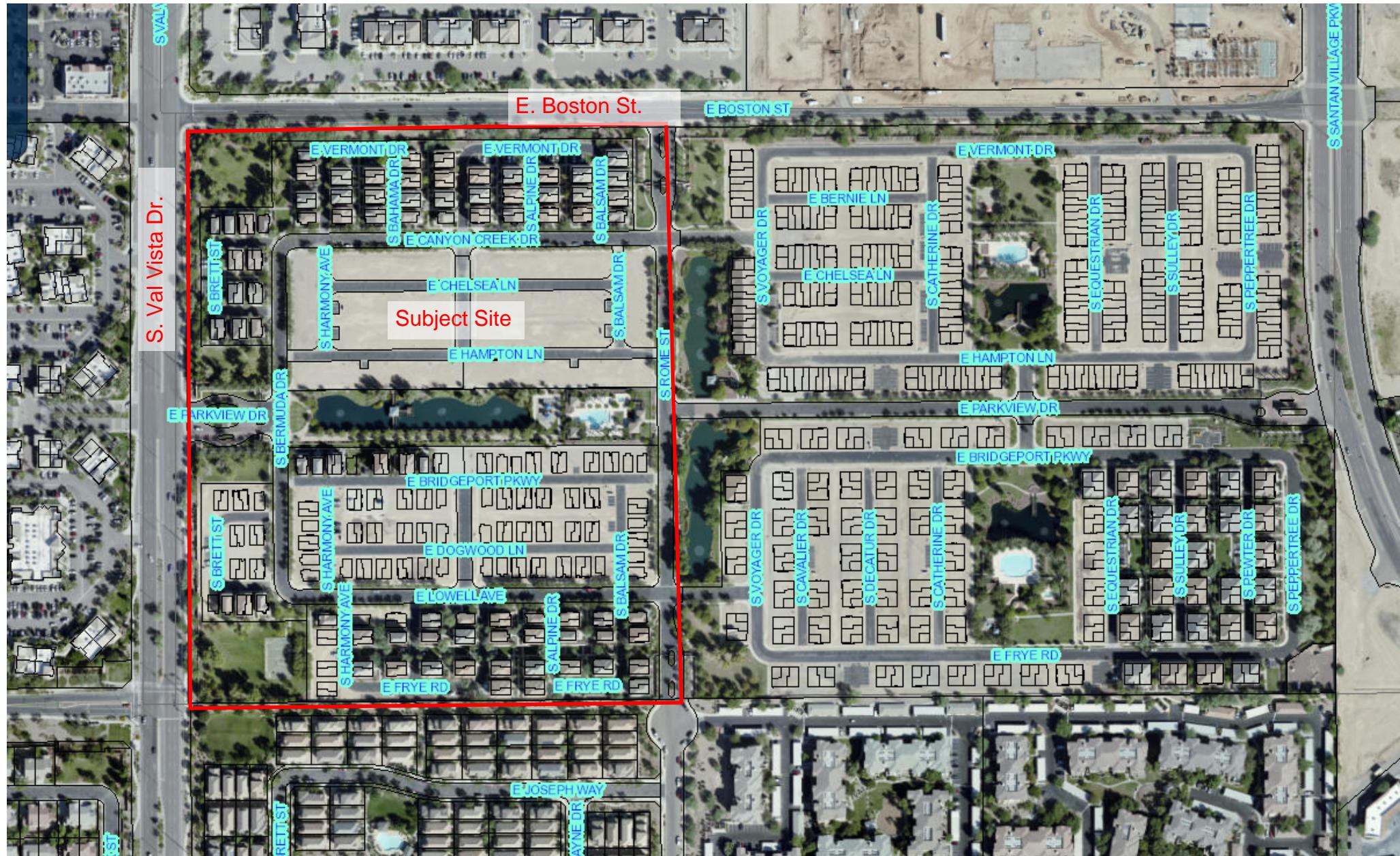
Vicinity Map

The Lakes at Annecy



AERIAL PHOTO

The Lakes at Annecy



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ELEVATION TABLE
A - Spanish
B - Mediterranean
C - French Country

COLOR SCHEME TABLE
CS1 - Color Scheme 1
CS2 - Color Scheme 2
CS3 - Color Scheme 3
CS4 - Color Scheme 4
CS5 - Color Scheme 5
CS6 - Color Scheme 6
CS7 - Color Scheme 7
CS8 - Color Scheme 8
CS9 - Color Scheme 9
CS10 - Color Scheme 10
CS11 - Color Scheme 11
CS12 - Color Scheme 12

NOTE: Trash service will be Residential Service with Individual Barrels for each unit. Bins are located within the unit's garage as shown on floor plans.



DR17-1178 The Lakes at Annecy
Attachment 4: Site Plan (6 pages)
March 7, 2018

INDICATES UNIT PLAN TYPE
INDICATES UNIT NUMBER
FLOOR PLAN IS MIRRORED
SEE SHEET 4 AND 5 FOR
INSERTION POINT OF UNIT

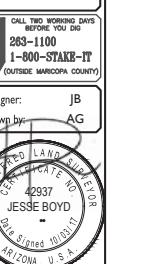
TYPICAL UNIT LABEL KEY

20 scale 0 20 40 feet

4 of 10

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Job No.
14-334.4
Sheet No.

Exhibit 08/08/2018



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480-503-2250 | F: 480-503-2258
www.epsgroupinc.com



Project: VAL VISTA CLASSIC, PARCEL I CONDOMINIUM
BLOCKS 20-27 OF VAL VISTA CLASSIC, PARCEL I
GILBERT, ARIZONA
A BLOCK CONDOMINIUM PLAT

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TYPICAL UNIT LABEL KEY

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scale feet

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of 10

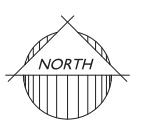
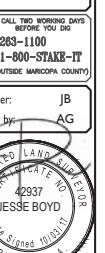
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www.epsgroupinc.com



Project: VAL VISTA CLASSIC, PARCEL 1 CONDOMINIUM
BLOCKS 20-27 OF VAL VISTA CLASSIC, PARCEL 1
GILBERT, ARIZONA

A BLOCK CONDOMINIUM PLAT



Job No. 14-334.4

Sheet No. 5 of 10

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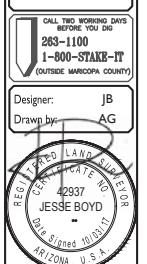
INDICATES UNIT PLAN TYPE
INDICATES UNIT NUMBER
INDICATES FINISH STYLE FOR UNIT
a - SPANISH
b - RURAL MEDITERRANEAN
c - FRENCH COUNTRY

TYPICAL UNIT LABEL KEY

20 scale 0 20 40 feet

Job No.
14-334.4
Sheet No.
3
Of 8
ENG - 2017-

Project: PORTIONS OF "VAL VISTA CLASSIC, PARCEL I CONDOMINIUM
BLOCKS I, 32, 33 AND 34 OF VAL VISTA CLASSIC, PARCEL I"
GILBERT, ARIZONA
A CONDOMINIUM REPLAT



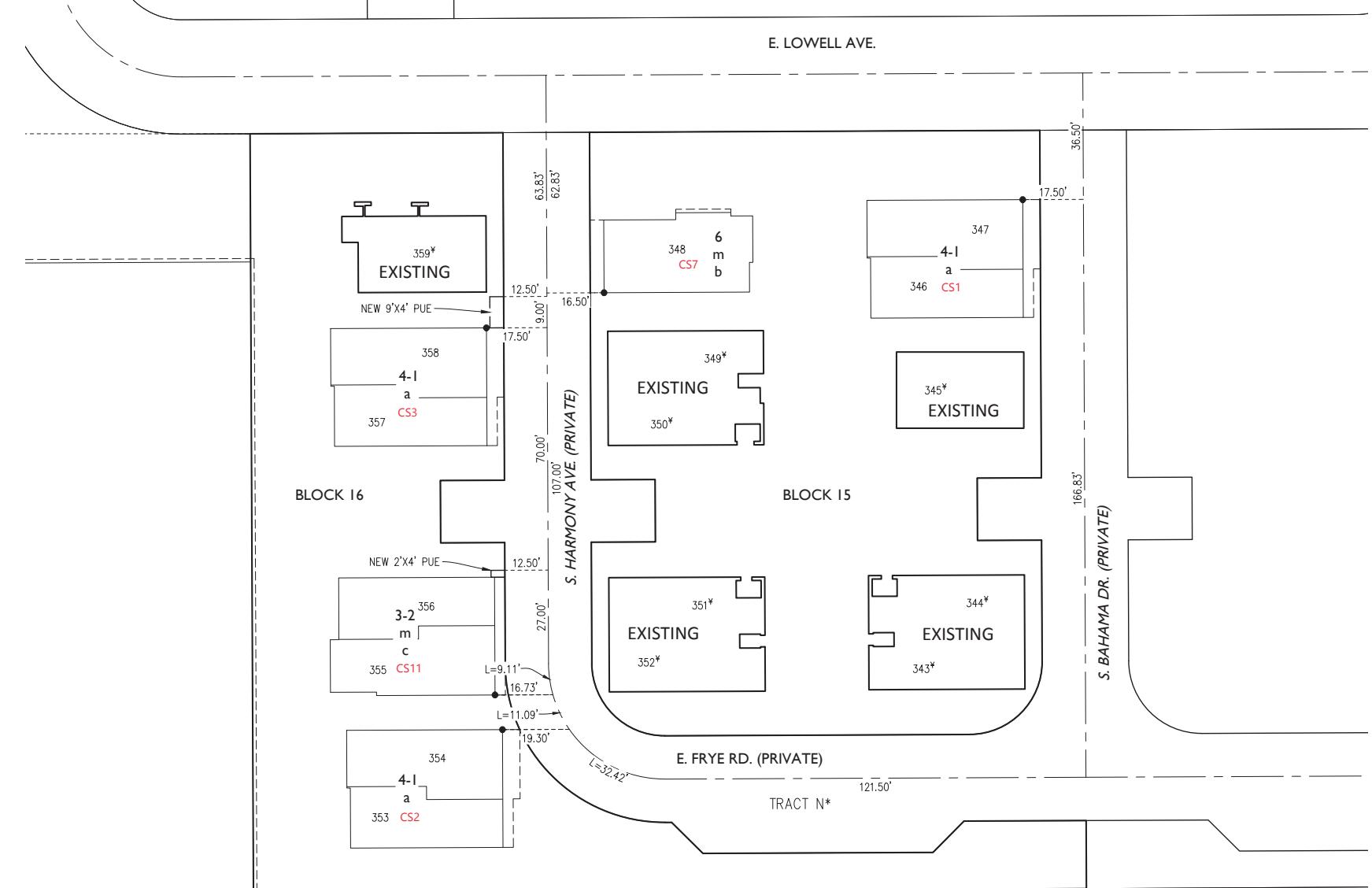
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INDICATES UNIT PLAN TYPE
INDICATES UNIT NUMBER
INDICATES FLOOR PLAN IS MIRRORED
SEE SHEET 2 AND 3 FOR
INSERTION POINT OF UNIT

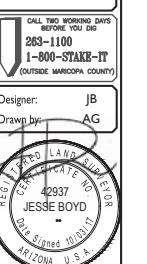
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INDICATES FINISH STYLE FOR UNIT
a - SPANISH
b - RURAL MEDITERRANEAN
c - FRENCH COUNTRY

TYPICAL UNIT LABEL KEY

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scale feet

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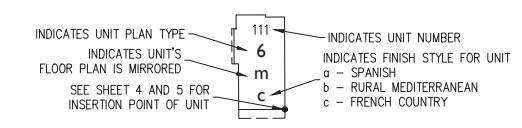
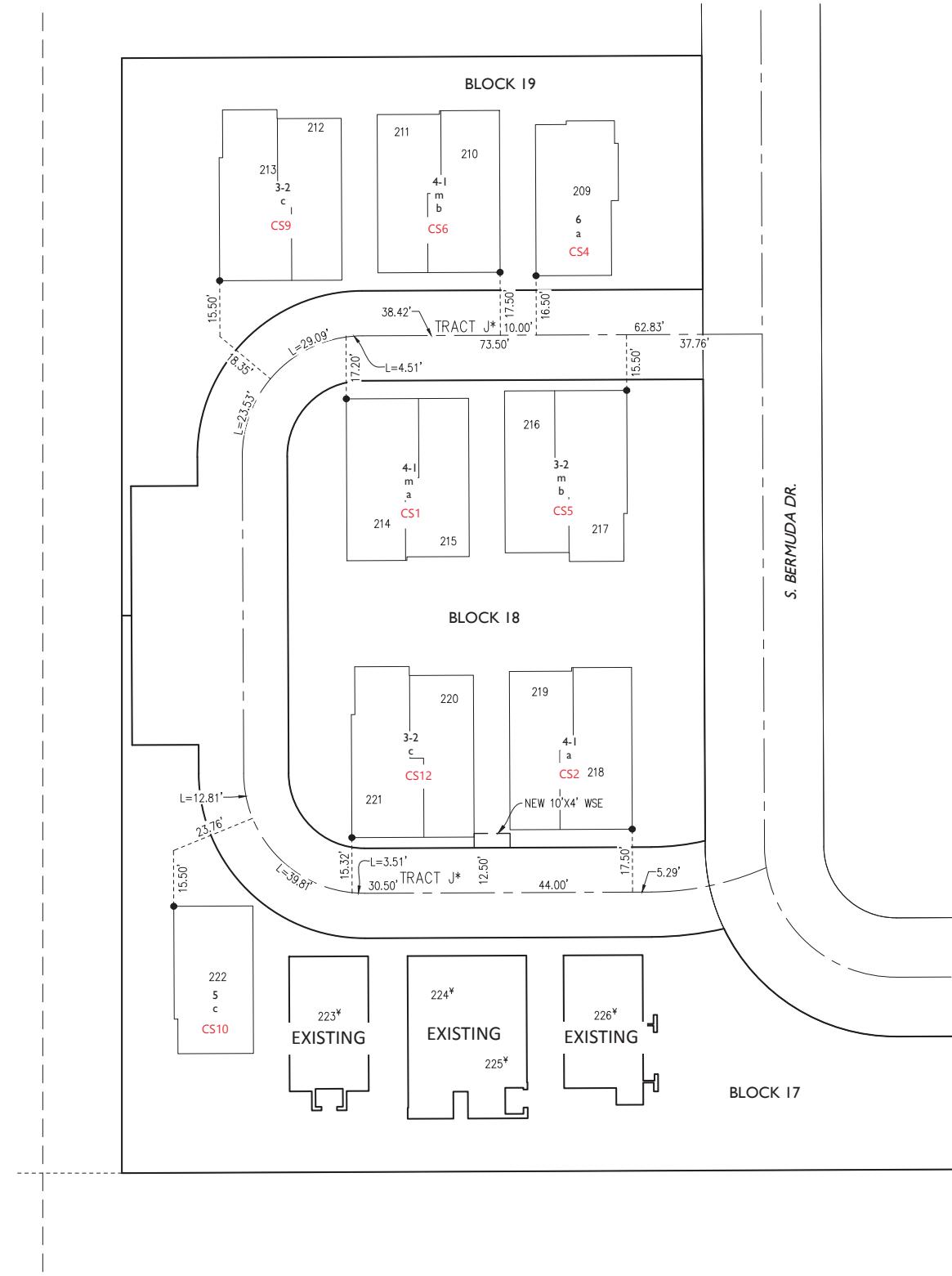
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TYPICAL UNIT LABEL KEY

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scale feet

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of 10

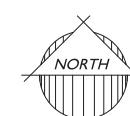
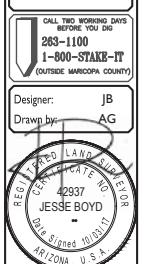
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Project: PORTIONS OF "VAL VISTA CLASSIC, PARCEL I CONDOMINIUM
BLOCKS 17-19 & 28-31 OF VAL VISTA CLASSIC, PARCEL I"
GILBERT, ARIZONA
A CONDOMINIUM REPLAT

SHEET 5



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SHEET 4



INDICATES UNIT PLAN TYPE
111
INDICATES UNIT NUMBER
6
INDICATES FLOOR PLAN IS MIRRORED
m
SEE SHEET 4 AND 5 FOR
INSERTION POINT OF UNIT
c

TYPICAL UNIT LABEL KEY

20 scale 0 20 40
feet

5
of 10

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Job No.
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Sheet No.

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of 10

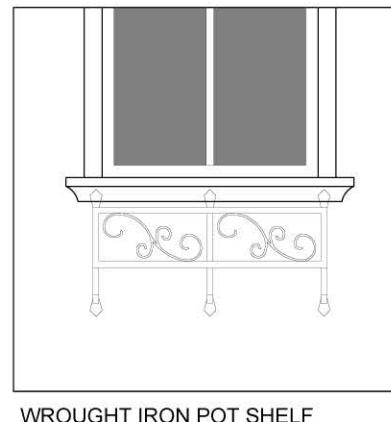


REG'D STATE LAND SURVEYOR
42337
ARIZONA U.S.A.
Expires 08/08/2028
Signed 10/12/17
JESSE BOYD

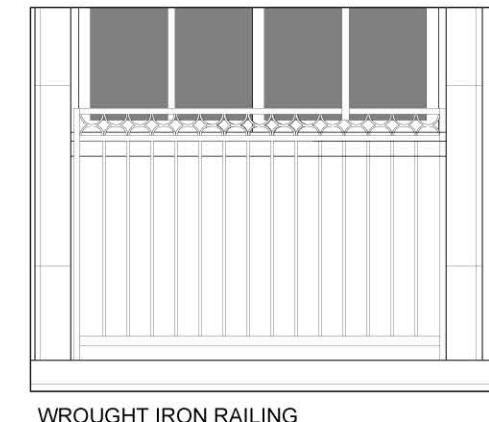
Project: PORTIONS OF "VAL VISTA CLASSIC, PARCEL I CONDOMINIUM
BLOCKS 17-19 & 28-31 OF VAL VISTA CLASSIC, PARCEL I"
GILBERT, ARIZONA
A CONDOMINIUM REPLAT

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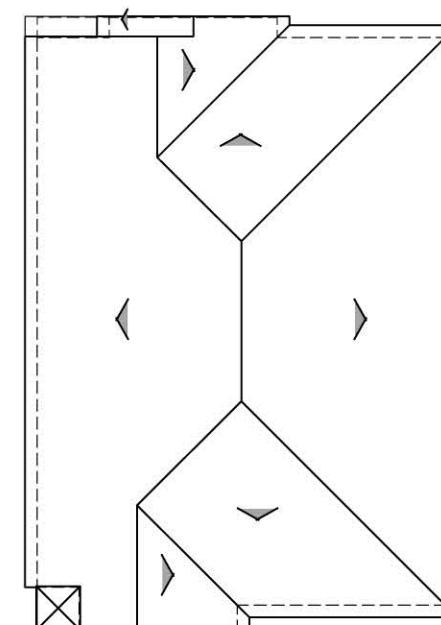




WROUGHT IRON POT SHELF



WROUGHT IRON RAILING



ROOF PLAN A

PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

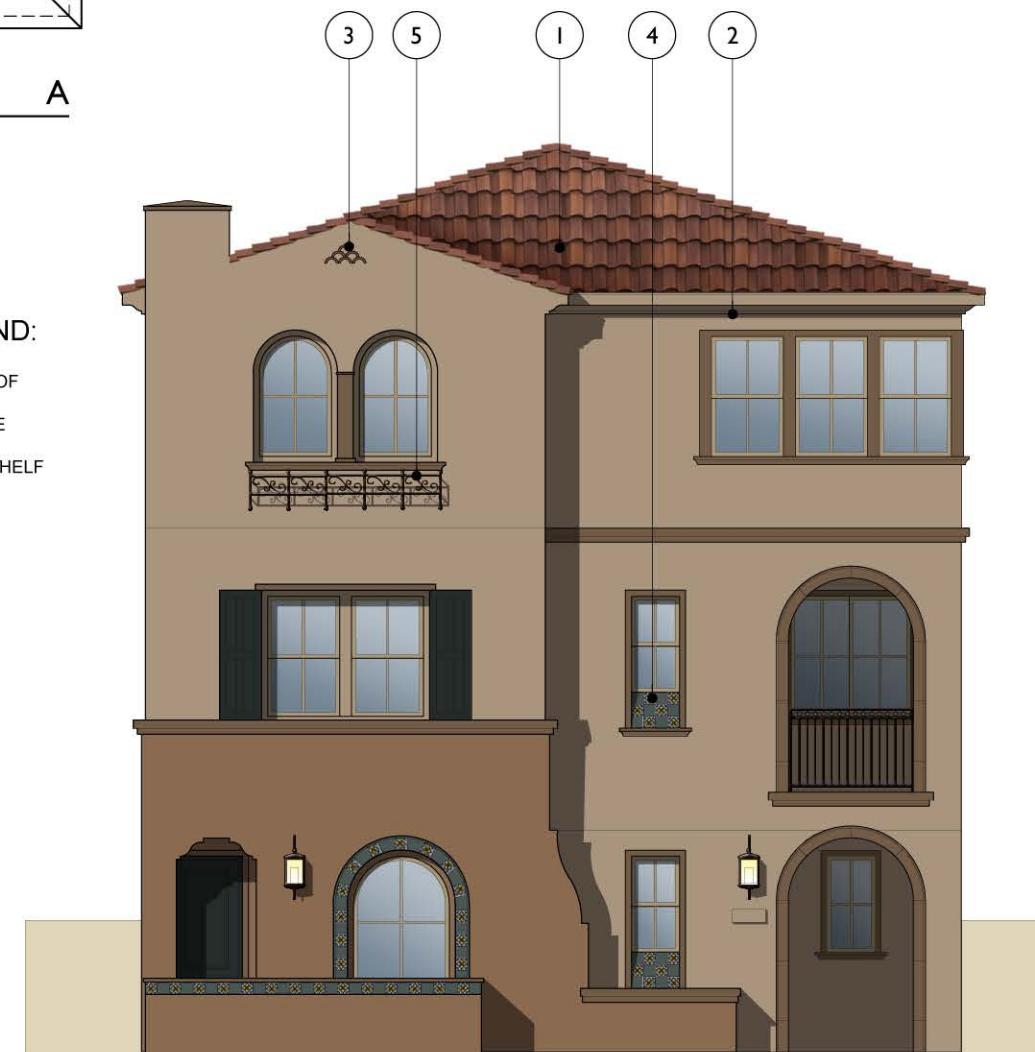
MATERIALS LEGEND:

1. CONCRETE 'S' TILE ROOF
2. BUILT-UP FOAM EAVE
3. DECORATIVE CLAY TILE
4. DECORATIVE TILE
5. WROUGHT IRON POT SHELF
6. CONTROL JOINT



LEFT

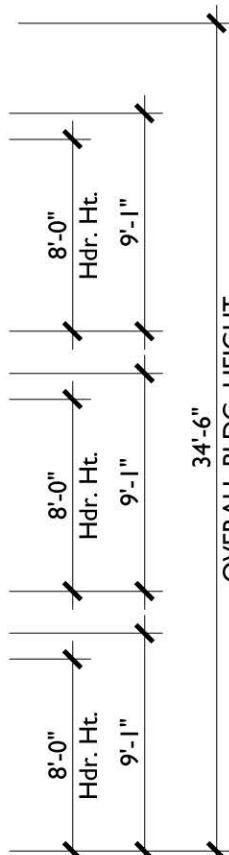
APPROX. FENCE & AC CONDENSER LOCATIONS



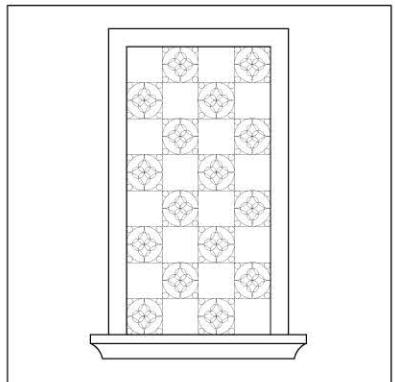
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A - SPANISH

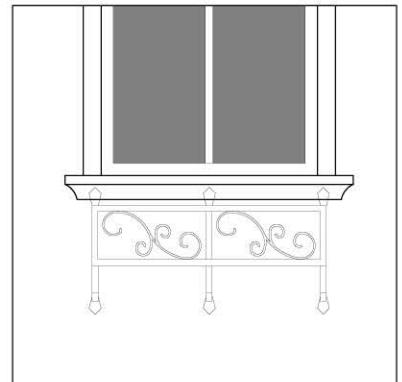
1/4"=1'-0"



OVERALL BLDG. HEIGHT



DECORATIVE TILE @ RECESS



WROUGHT IRON POT SHELF

SCHEME #	4
FASCIA, EAVES, TAILS, POST, HEADERS, BEAMS & GARAGE DOOR	SW 7055 ENDURING BRONZE
TRIM	SW 2855 SYCAMORE TAN
SHUTTERS & FRONT ENTRY DOOR	SW 7615 SEA SERP-ENT
BASE STUCCO	SW 7037 BALANCED BEIGE
CERAMIC TILE	SD116-a 418-u
GROUT/MORTAR	#172 URBAN PUTTY
STONE	-----
BRICK	-----
'S' ROOF TILE	3636
FLAT TILE/SLATE	-----
FLAT TILE/SHAKE	-----
WINDOW FRAME	TAN
GUTTERS & DOWNSPOUT	BEAVER BROWN



RIGHT

APPROX. FENCE & AC CONDENSER LOCATIONS



REAR

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

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Newport Beach, CA USA 92660
tel: +1 949 553 9100
fax: +1 949 553 0548

BUILDING IA (PLANS 4-1)

Spanish Elevations

ANNECY - DUPLEX

Gilbert, Arizona

SCALE: 1/8" = 1'-0"

5 6 . 1 7 | 6 4

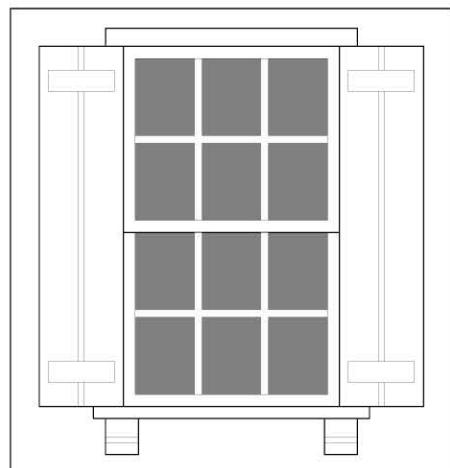
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Maracay Homes

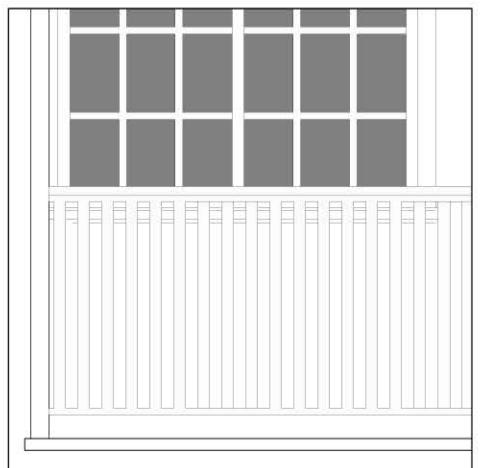
Choices for the way you want to live.



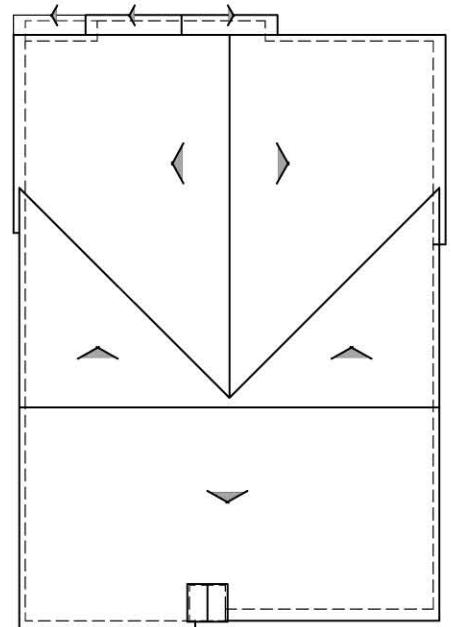
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FOAM POT SHELF W/
DECORATIVE SHUTTER



RAILING

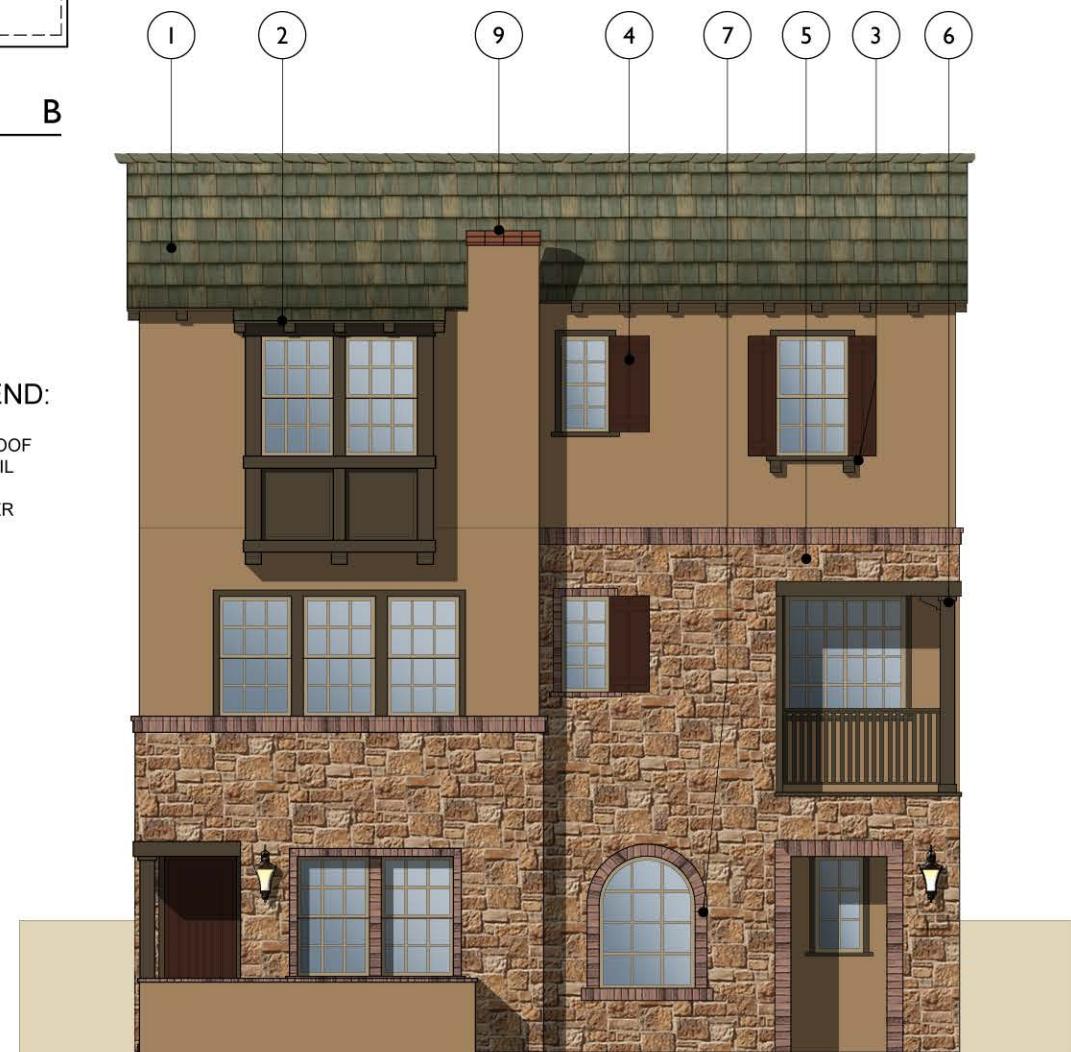


PROGRESS LIGHTING
NOTTINGTON WALL LANTERN
APPROX. 8' MOUNTED HEIGHT



LEFT

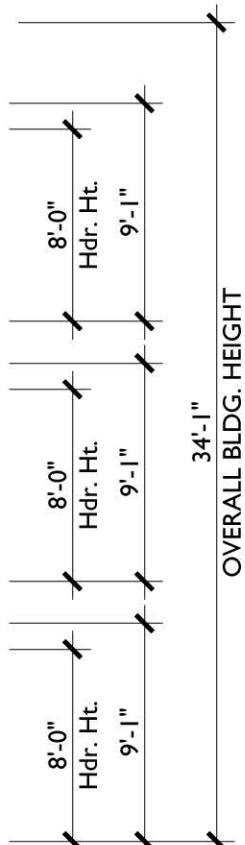
APPROX. FENCE & AC CONDENSER LOCATIONS



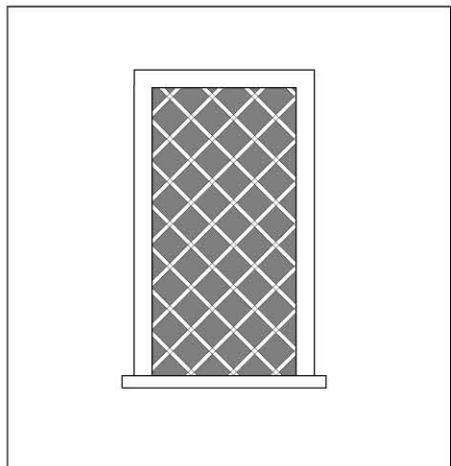
FRONT

B - RURAL MEDITERRANEAN

1/4"=1'-0"



SCHEME #	8
FASCIA, EAVES, TAILS, POST, HEADERS, BEAMS & GARAGE DOOR	SW 6166 ECLIPSE
TRIM	-----
SHUTTERS & FRONT ENTRY DOOR	SW 6068 BREVITY BROWN
BASE STUCCO	SW 6121 WHOLE WHEAT
CERAMIC TILE	-----
GROUT/MORTAR	MAC PLUS OATMEAL
STONE	VALLEY COBBLE INDIAN SPRING
BRICK	SICILIAN BRICK FERRARA BLEND
'S' ROOF TILE	-----
FLAT TILE/SLATE	4634
FLAT TILE/SHAKE	-----
WINDOW FRAME	TAN
GUTTERS & DOWNSPOUT	BRONZE



RECESS PLASTER DETAIL



RIGHT

APPROX. FENCE & AC CONDENSER LOCATIONS

MATERIALS LEGEND:

1. CONCRETE 'S' TILE ROOF
2. EXPOSED RAFTER TAIL
3. FOAM POT SHELF
4. DECORATIVE SHUTTER
5. STONE VENEER
6. WOOD POST
7. BRICK TRIM
8. CONTROL JOINT



REAR

Bassenian | Lagoni

ARCHITECTURE • PLANNING • INTERIORS

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2031 Orchard Drive, Suite 100
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Fax: +1 949 553 0548

BUILDING 1B (PLANS 4-1)

Rural Mediterranean Elevations

ANNECY - DUPLEX

Gilbert, Arizona

SCALE: 1/8" = 1'-0"

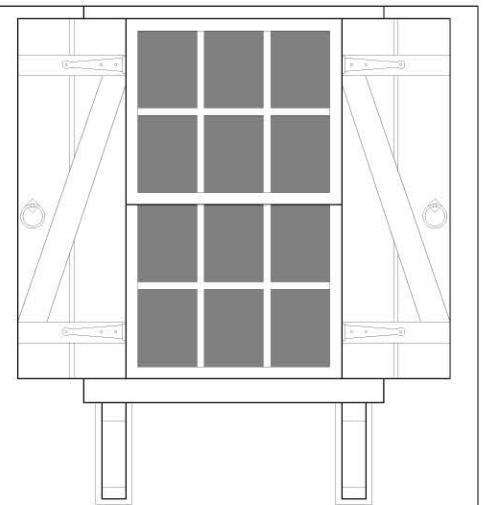
5 6 6 . 1 7 1 6 4

02.20.18

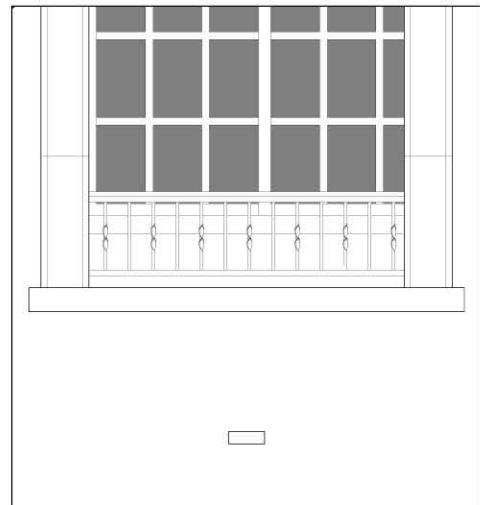
Maracay Homes

Choices for the way you want to live.

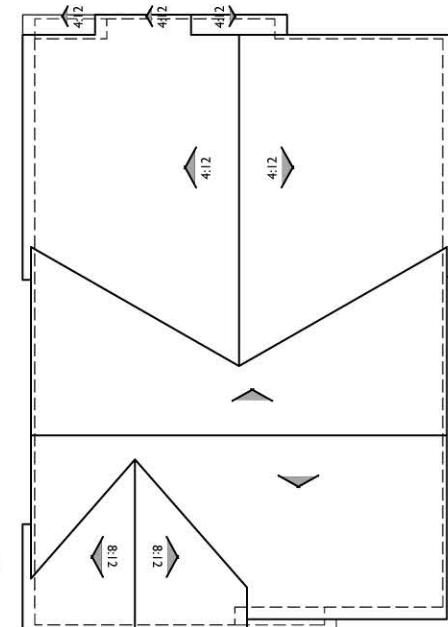




DECORATIVE SHUTTER / WOOD POT SHELF



WROUGHT IRON RAILING @ LOW WALL



PROGRESS LIGHTING
MAISON WALL LANTERN
APPROX. 8' MOUNTED HEIGHT

MATERIALS LEGEND:

1. FLAT CONCRETE TILE ROOF
2. STUCCO OR FOAM CORNER GABLE DETAIL
3. DECORATIVE GABLE VENT
4. WOOD POT SHELF
5. DECORATIVE SHUTTER
6. STONE VENEER
7. SIMULATED PRECAST
8. CONTROL JOINT
9. HORIZONTAL SIDING



LEFT

APPROX. FENCE & AC CONDENSER LOCATIONS

ROOF PLAN

C

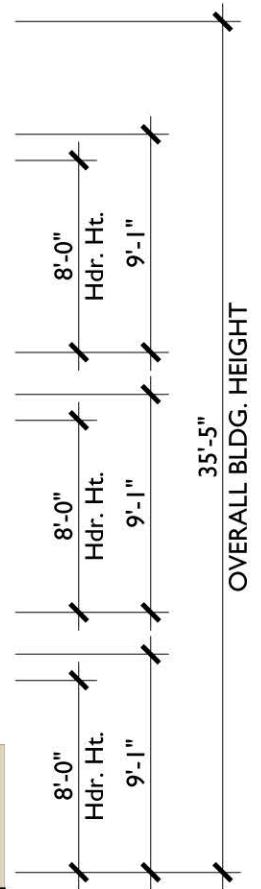
PITCH: 7:12 U.N.O.
RAKE: 4"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

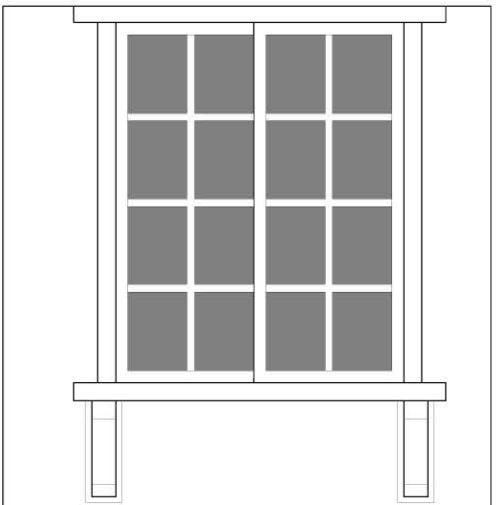


FRONT

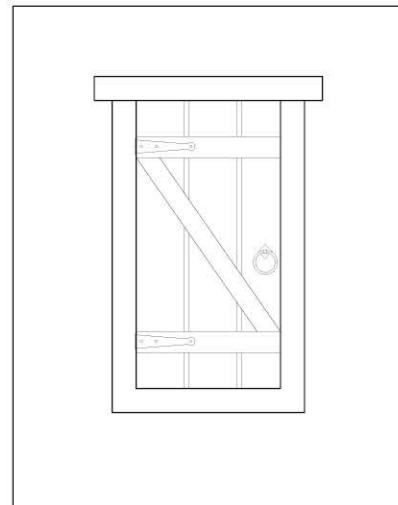
C - FRENCH COUNTRY

1/4"=1'-0"





WOOD POT SHELF



DECORATIVE SHUTTER

SCHEME #	9
FASCIA, EAVES, TAILS, POST, HEADERS, BEAMS & GARAGE DOOR	SW 7075 WEB GRAY
TRIM	SW 7639 ETHEREAL MOOD
SHUTTERS & FRONT ENTRY DOOR	SW 6076 TURKISH COFFEE
BASE STUCCO	SW 6169 SEDATE GRAY
CERAMIC TILE	-----
GROUT/MORTAR	MAC PLUS KHAKI
STONE	FRENCH COUNTRY VILLA GREY QUARTZITE
BRICK	-----
'S' ROOF TILE	-----
FLAT TILE/SLATE	-----
FLAT TILE/SHAKE	5699
WINDOW FRAME	TAN
GUTTERS & DOWNSPOUT	WEATHERED COPPER

MATERIALS LEGEND:

1. FLAT CONCRETE TILE ROOF
2. STUCCO OR FOAM CORNER GABLE DETAIL
3. DECORATIVE GABLE VENT
4. WOOD POT SHELF
5. DECORATIVE SHUTTER
6. STONE VENEER
7. SIMULATED PRECAST
8. CONTROL JOINT
9. HORIZONTAL SIDING



RIGHT

APPROX. FENCE & AC CONDENSER LOCATIONS



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BUILDING IC (PLANS 4-1)

French Country Elevations

ANNECY - DUPLEX

Gilbert, Arizona

SCALE: 1/8" = 1'-0"

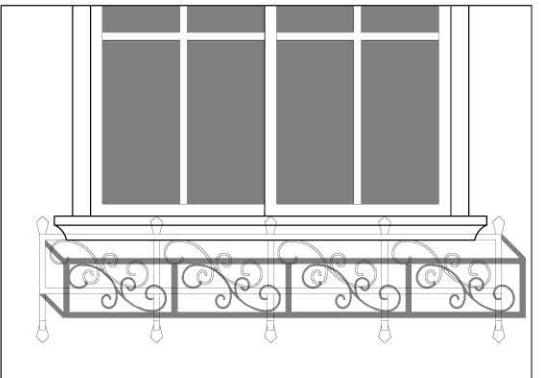
566.17164

02.20.18

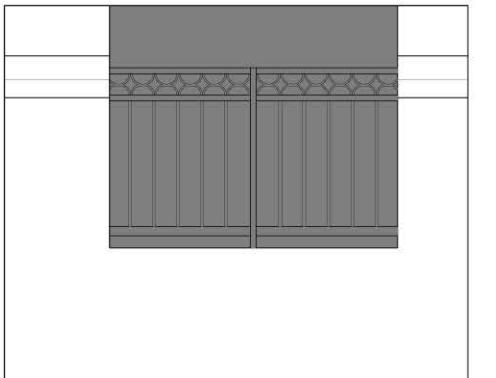
Maracay Homes

Choices for the way you want to live.

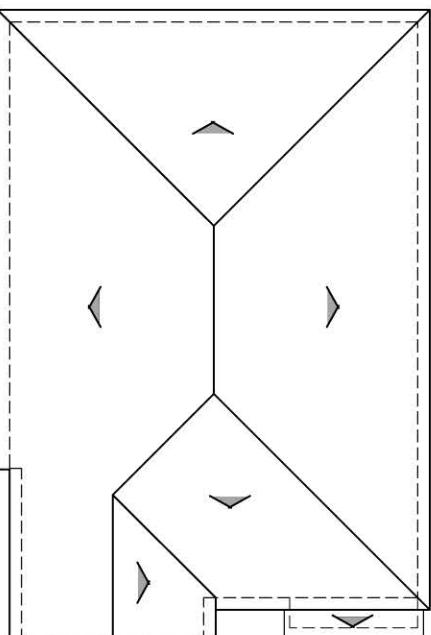




WROUGHT IRON POTSHELF



WROUGHT IRON RAILING



ROOF PLAN A

PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE S' TILE

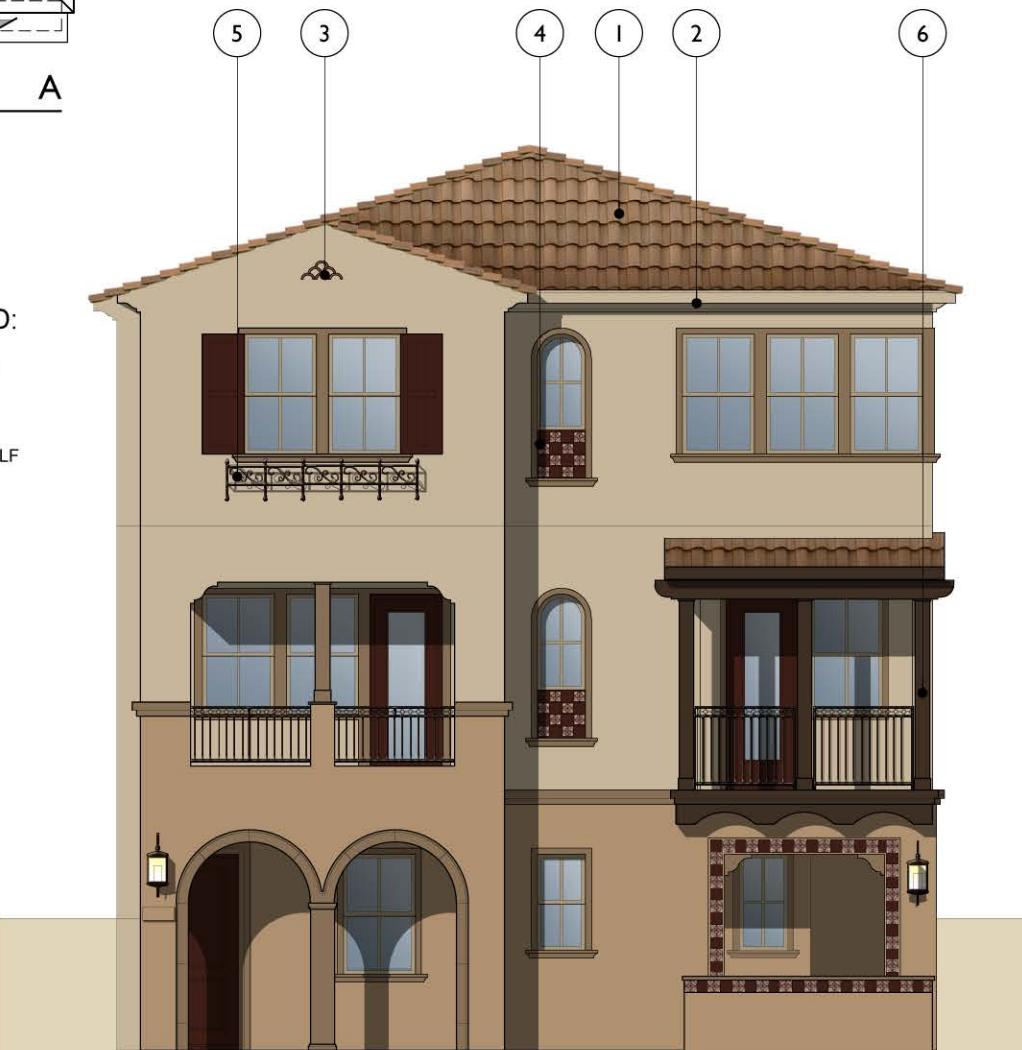
MATERIALS LEGEND:

1. CONCRETE S' TILE ROOF
2. BUILT-UP FOAM EAVE
3. DECORATIVE CLAY TILE
4. DECORATIVE TILE
5. WROUGHT IRON POT SHELF
6. WOOD COLUMN
7. CONTROL JOINT



LEFT

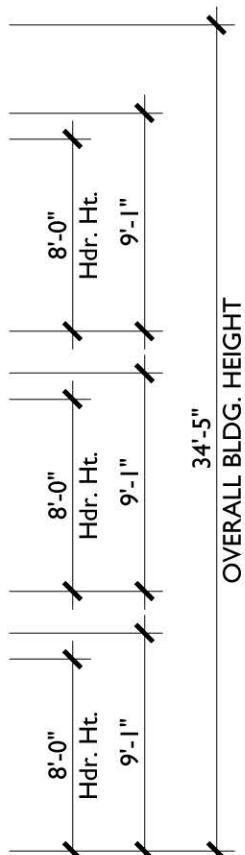
APPROX. FENCE & AC CONDENSER LOCATIONS

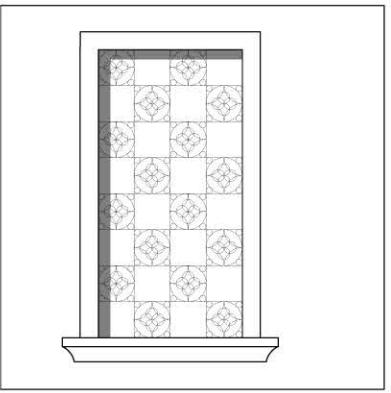


FRONT

A - SPANISH

$1/4'' = 1'-0''$





DECORATIVE TILE @ RECESS



RIGHT

APPROX. FENCE & AC CONDENSER LOCATIONS

SCHEME #	3
FASCIA, EAVES, TAILS, POST, HEADERS, BEAMS & GARAGE DOOR	SW 7545 PIER
TRIM	SW 7546 PRAIRIE GRASS
SHUTTERS & FRONT ENTRY DOOR	SW 6048 TERRA BRUN
BASE STUCCO	SW 6148 WOOL SKEIN
CERAMIC TILE	SD111-b 478-C
GROUT/MORTAR	#333 ALABASTER
STONE	-----
BRICK	-----
'S' ROOF TILE	3646
FLAT TILE/Slate	-----
FLAT TILE/Shake	-----
WINDOW FRAME	TAN
GUTTERS & DOWNSPOUT	BEAVER BROWN



REAR

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BUILDING 2A (PLANS 3 - 2)

Spanish Elevations

ANNECY - DUPLEX

Gilbert, Arizona

SCALE: 1/8" = 1'-0"

5 6 6 . 1 7 1 6 4

MATERIALS LEGEND:

1. CONCRETE 'S' TILE ROOF
2. BUILT-UP FOAM EAVE
3. DECORATIVE TILE
4. WROUGHT IRON POT SHELF
5. WOOD COLUMN
6. CONTROL JOINT

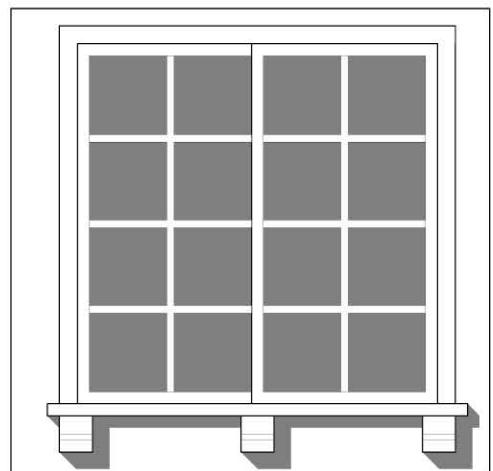


Maracay Homes

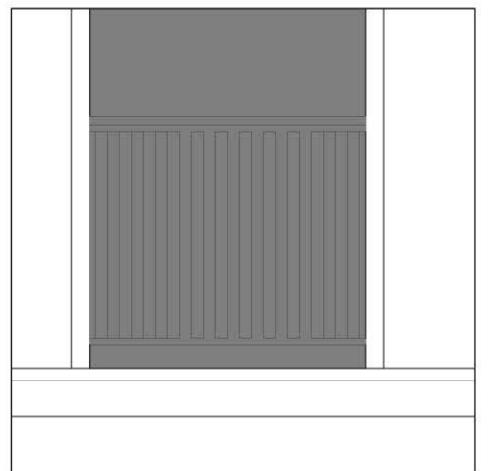
Choices for the way you want to live.

02.20.18

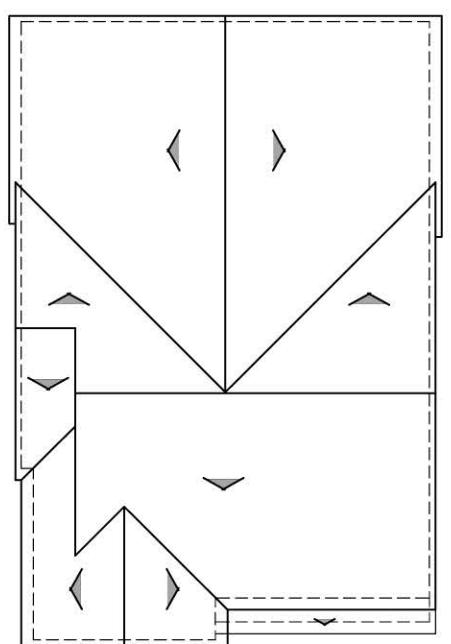
Exp. 06/30/19



FOAM POT SHELF



VERTICAL METAL RAILING

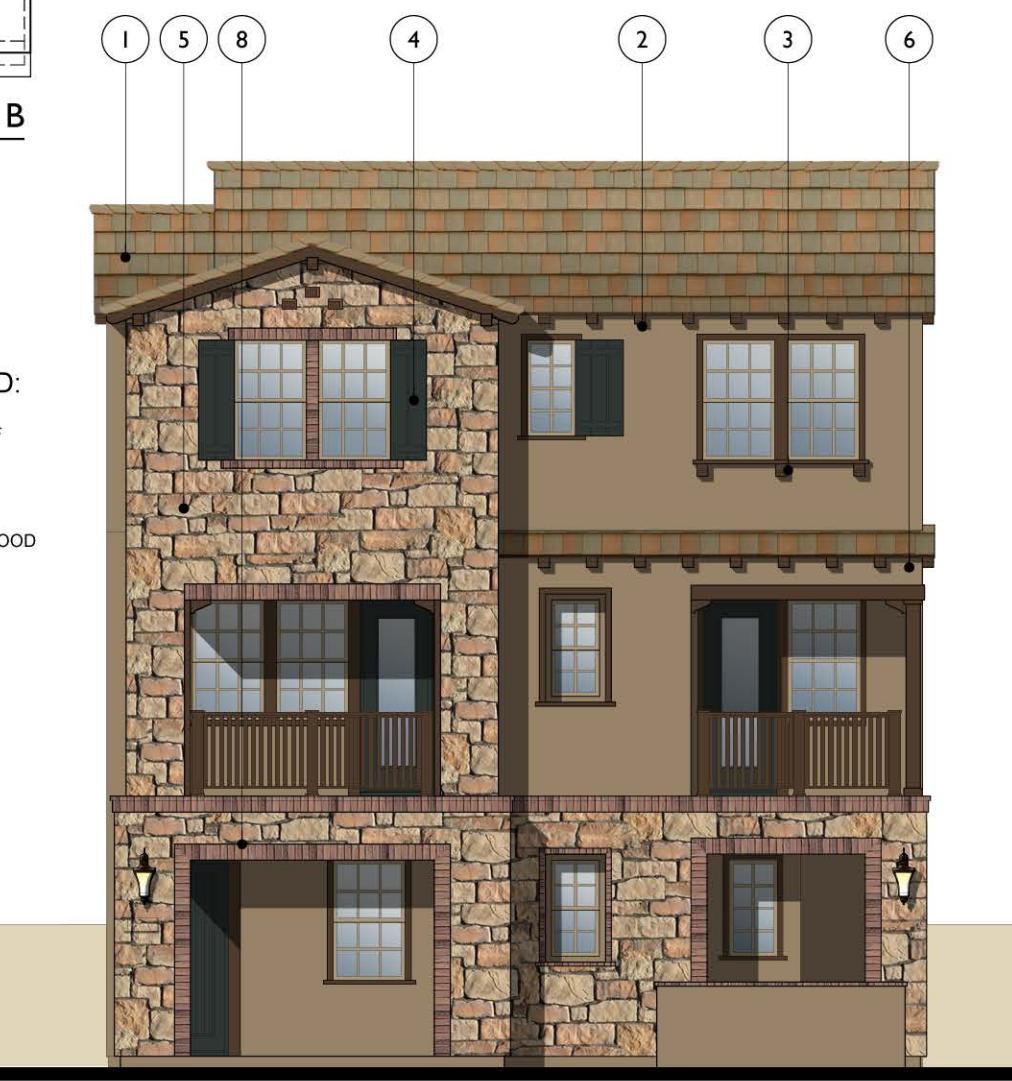


PROGRESS LIGHTING
NOTTINGTON WALL LANTERN
APPROX. 8' MOUNTED HEIGHT



LEFT

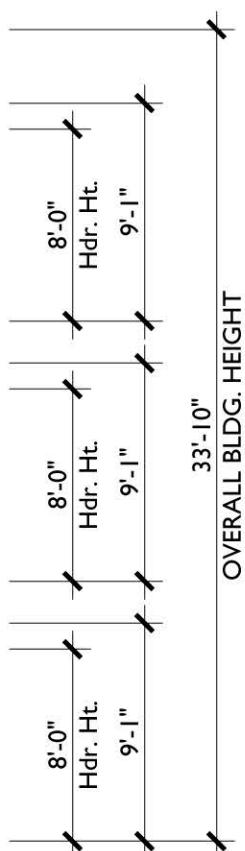
APPROX. FENCE & AC CONDENSER LOCATIONS



FRONT

B - RURAL MEDITERRANEAN

1/4"=1'-0"



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BUILDING 2B (PLANS 3 - 2)

Rural Mediterranean Elevations

ANNECY - DUPLEX

Gilbert, Arizona

SCALE: 1/8" = 1'-0"

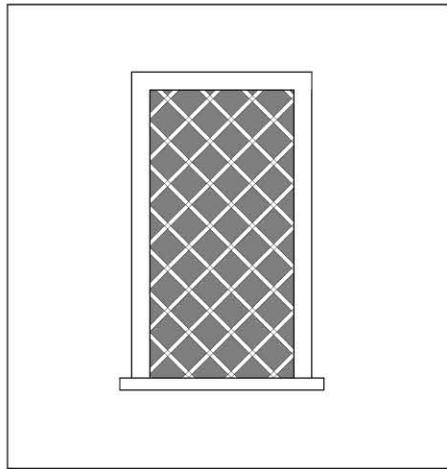
566.17164

02.20.18

Maracay Homes

Choices for the way you want to live.





RECESS PLASTER DETAIL



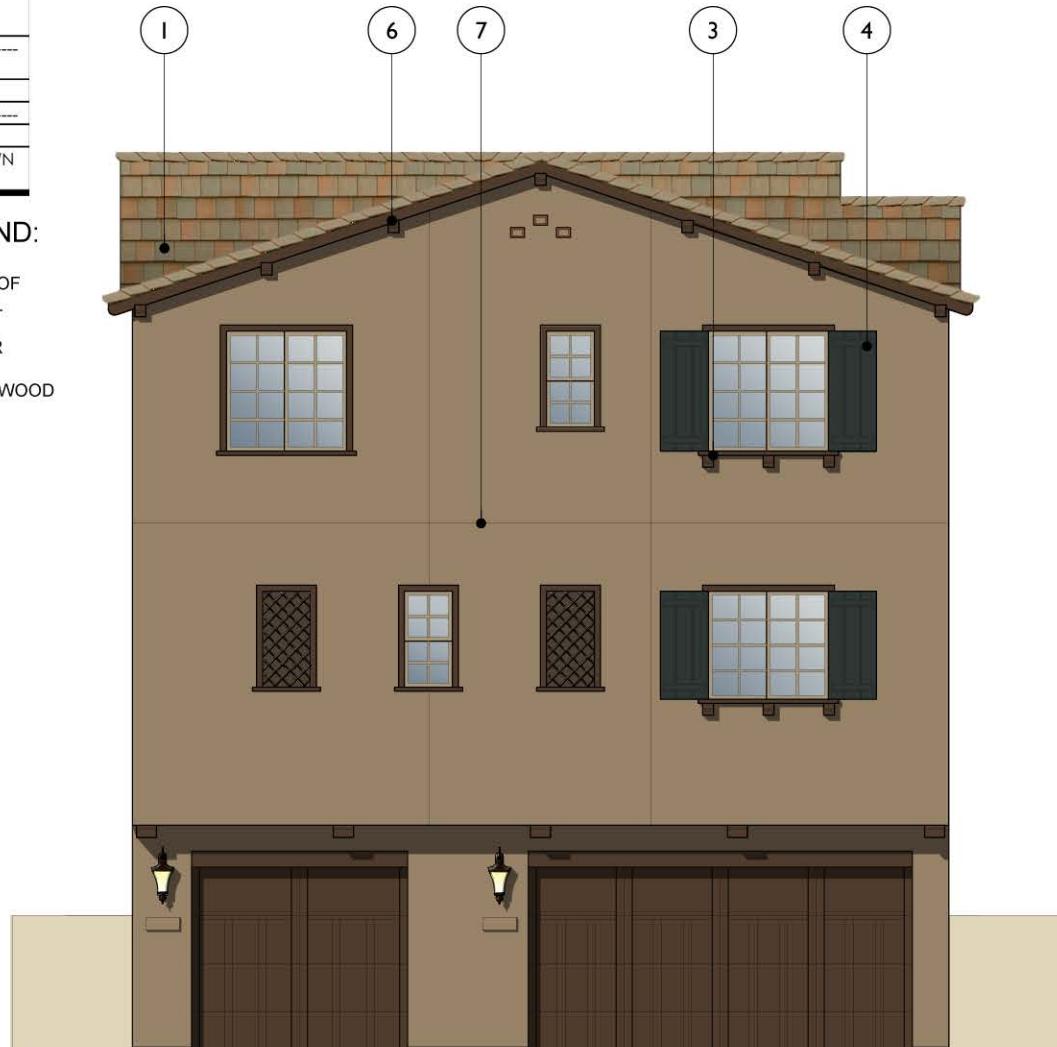
RIGHT

APPROX. FENCE & AC CONDENSER LOCATIONS

Scheme #	6
FASCIA, EAVES, TAILS, POST, HEADERS, BEAMS & GARAGE DOOR	SW 6103 TEA CHEST
TRIM	-----
SHUTTERS & FRONT ENTRY DOOR	SW 6236 GRAYS HARBOR
BASE STUCCO	SW 6157 FAVORITE TAN
CERAMIC TILE	-----
GROUT/MORTAR	MAC PLUS KHAKI
STONE	VENETIAN VILLA PALAZZO
BRICK	SICILIAN BRICK MARSALA BLEND
'S' ROOF TILE	-----
FLAT TILE/Slate	4680
FLAT TILE/SHAKE	-----
WINDOW FRAME	TAN
GUTTERS & DOWNSPOUT	BEAVER BROWN

MATERIALS LEGEND:

1. CONCRETE 'S' TILE ROOF
2. EXPOSED RAFTER TAIL
3. FOAM POT SHELF
4. DECORATIVE SHUTTER
5. STONE VENEER
6. FOAM OUTLOOKER W/ WOOD GRAIN FINISH
7. CONTROL JOINT
8. BRICK VENEER TRIM



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BUILDING 2B (PLANS 3-2)

Rural Mediterranean Elevations

ANNECY - DUPLEX

Gilbert, Arizona

SCALE: 1/8" = 1'-0"

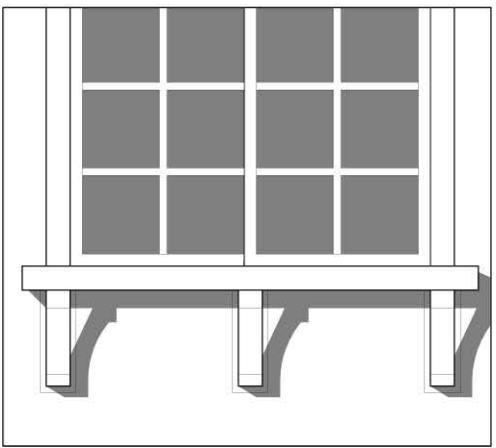
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Maracay Homes

Choices for the way you want to live.





WOOD POT SHELF

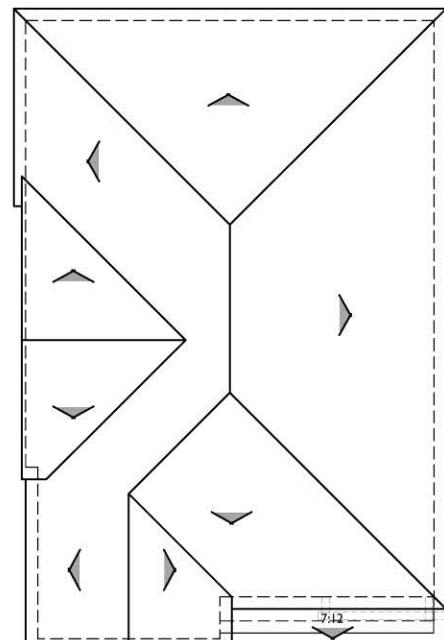


WROUGHT IRON RAILING @ LOW WALL



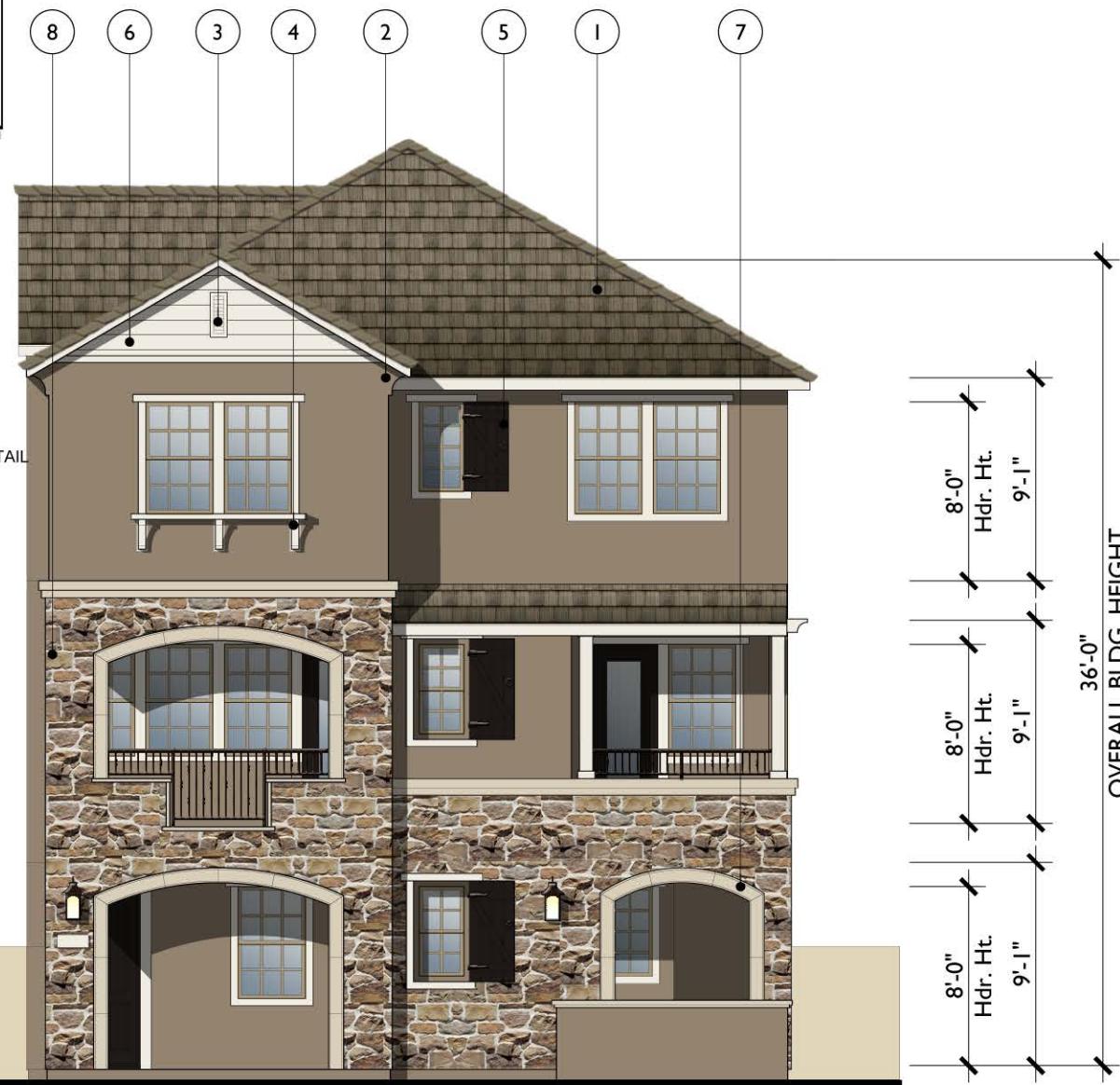
LEFT

APPROX. FENCE & AC CONDENSER LOCATIONS



ROOF PLAN

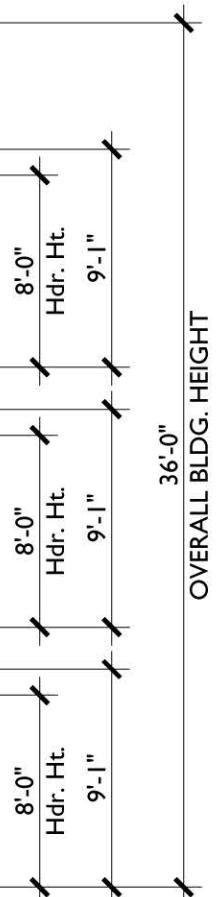
PITCH: 7:12
RAKE: 4"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

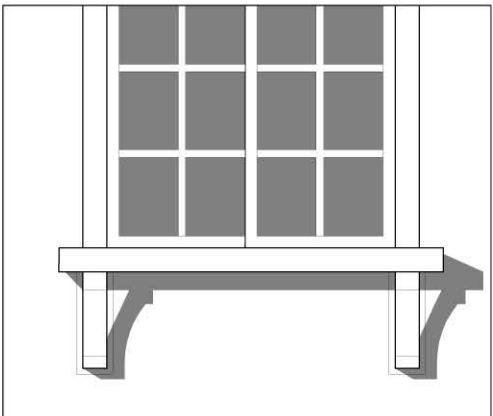


FRONT

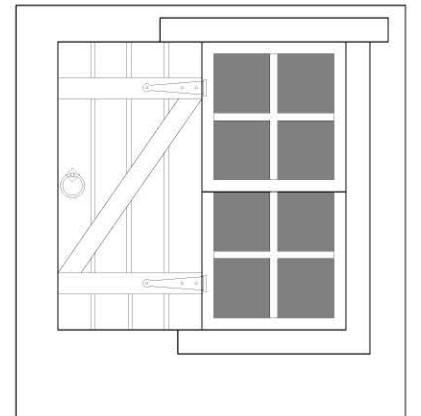
C - FRENCH COUNTRY

1/4"=1'-0"





WOOD POT SHELF



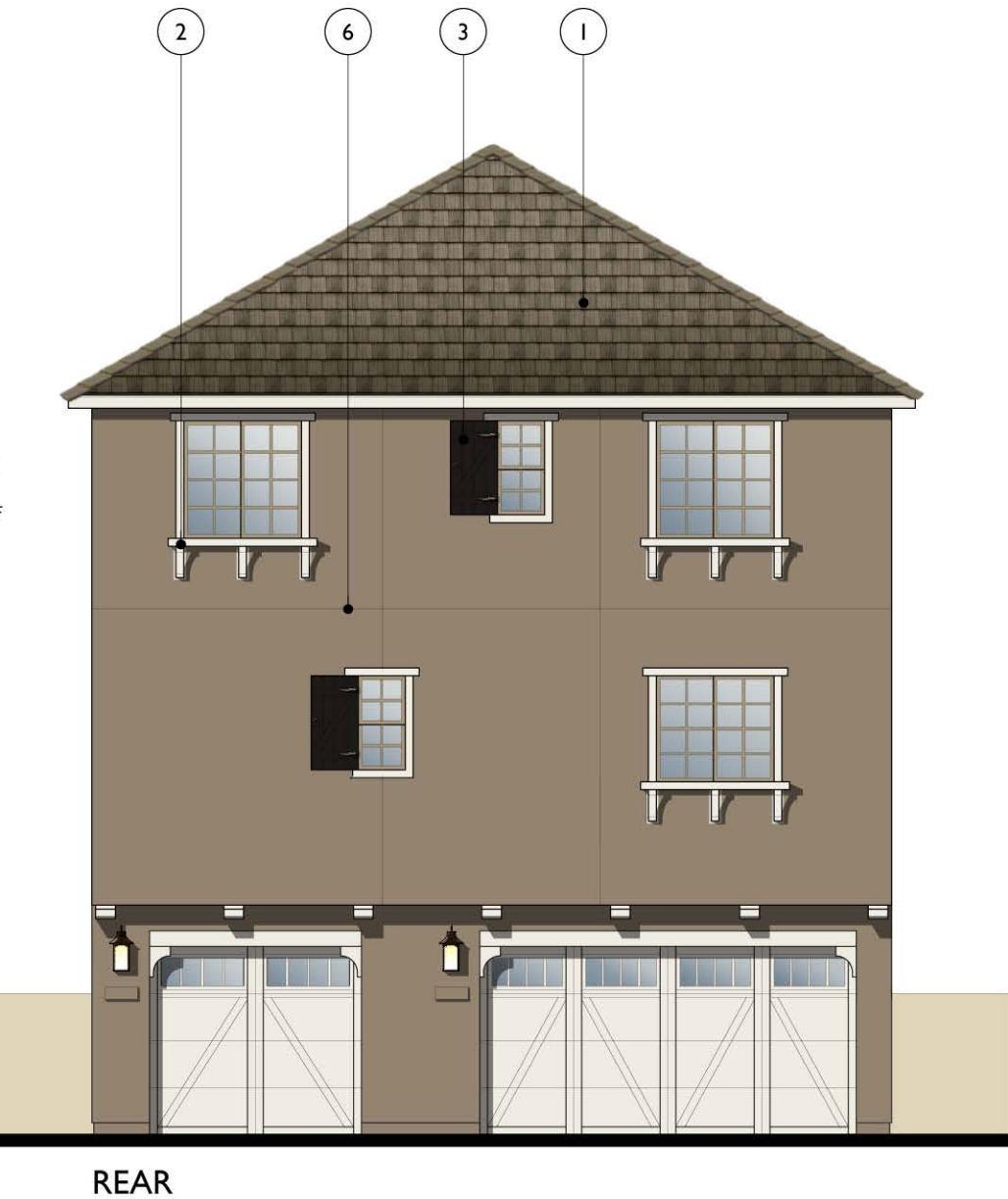
DECORATIVE SHUTTER

SCHEME #	11
FASCIA, EAVES, TAILS, POST, HEADERS, BEAMS & GARAGE DOOR	SW 7551 GREEK VILLA
TRIM	SW 9165 GOSSAMER VEIL
SHUTTERS & FRONT ENTRY DOOR	SW 7675 SEALSKIN
BASE STUCCO	SW 7030 ANEW GRAY
CERAMIC TILE	-----
GROUT/MORTAR	MAC PLUS PALE SMOKE
STONE	FRENCH COUNTRY VILLA BORDEAUX
BRICK	-----
'S' ROOF TILE	-----
FLAT TILE/SLATE	-----
FLAT TILE/SHAKE	5687
WINDOW FRAME	WHITE
GUTTERS & DOWNSPOUT	SATIN WHITE



MATERIALS LEGEND:

1. FLAT CONCRETE TILE ROOF
2. WOOD POT SHELF
3. DECORATIVE SHUTTER
4. SIMULATED PRECAST
5. STONE VENEER
6. CONTROL JOINT



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BUILDING 2C (PLANS 3 - 2)

French Country Elevations

ANNECY - DUPLEX

Gilbert, Arizona

SCALE: 1/8" = 1'-0"

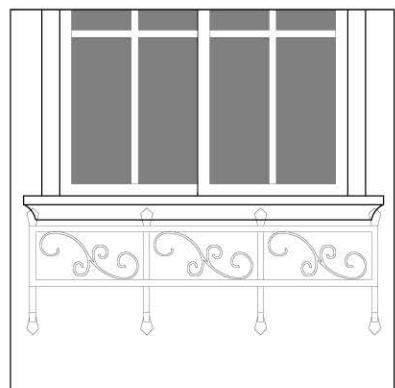
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02.20.18

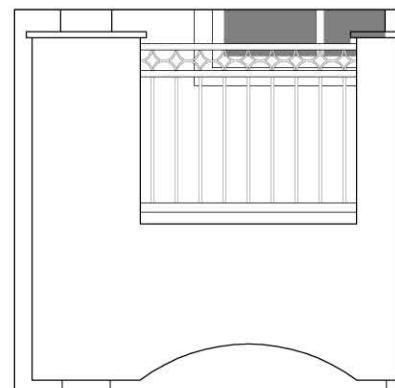
Maracay Homes

Choices for the way you want to live.

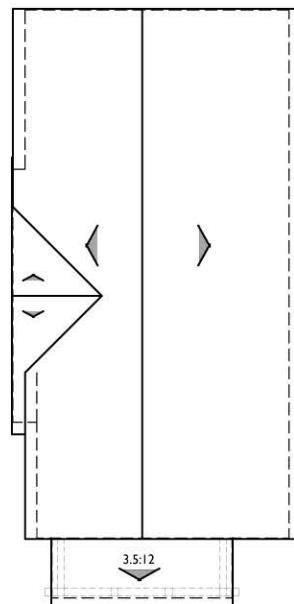




WROUGHT IRON POT SHELF



WROUGHT IRON RAILING



ROOF PLAN A

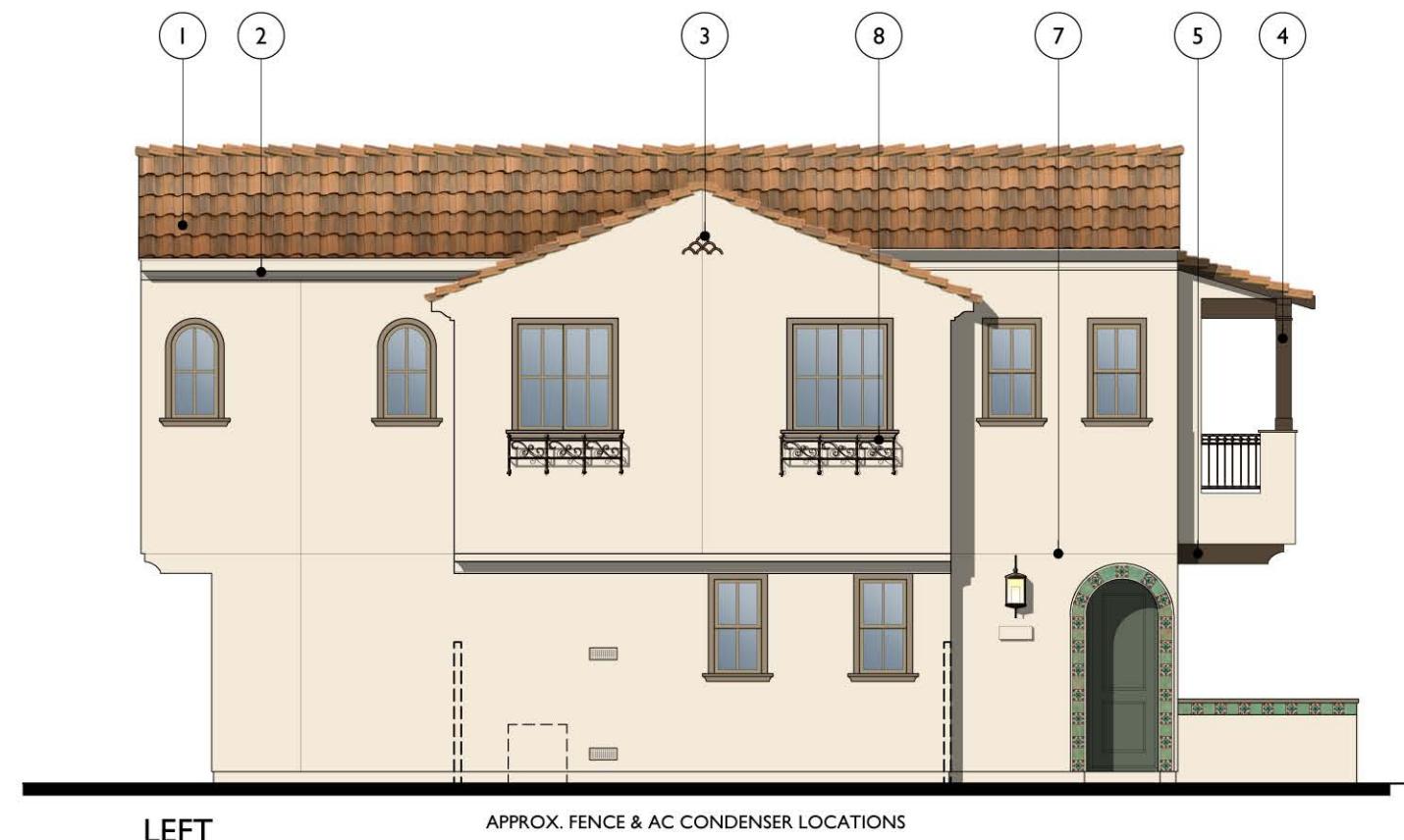
PITCH: 5:12 U.N.O.
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



DECORATIVE TILE @
RECESS WINDOW



PROGRESS LIGHTING
DEVEREUX WALL LANTERN
APPROX. 8' MOUNTED HEIGHT

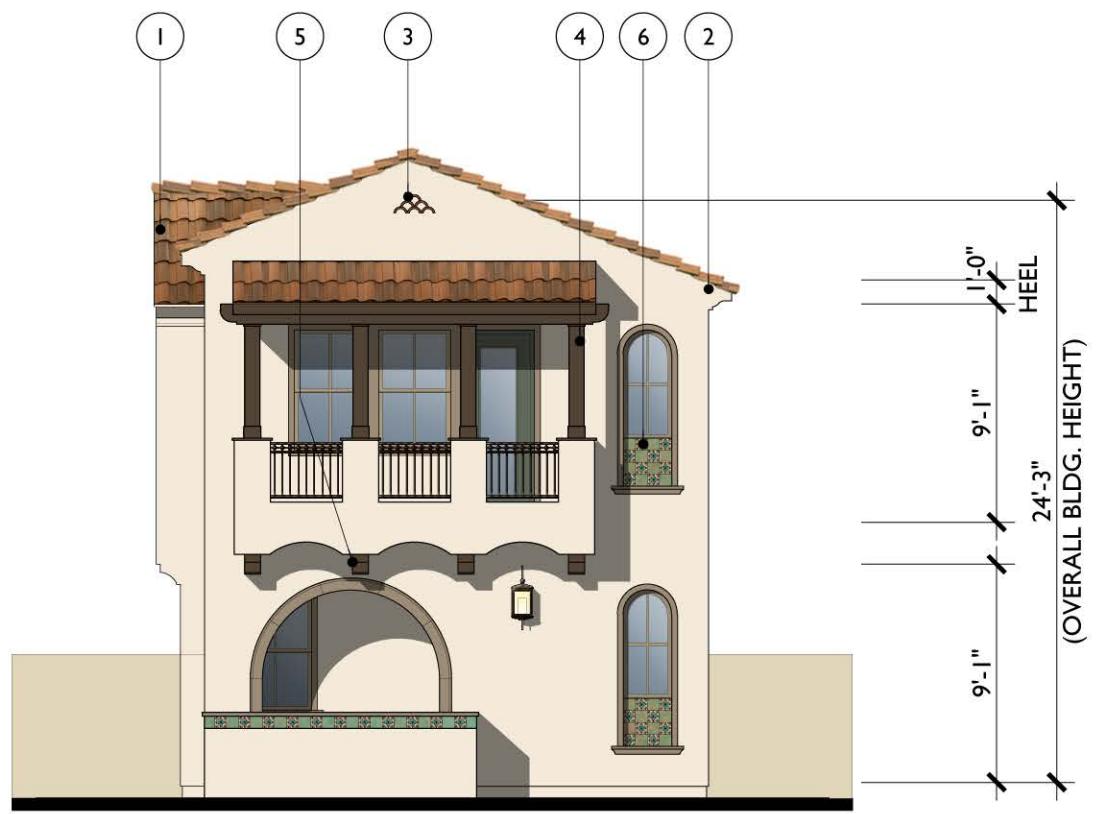


LEFT

APPROX. FENCE & AC CONDENSER LOCATIONS

MATERIALS LEGEND:

1. CONCRETE 'S' TILE ROOF
2. BUILT-UP FOAM EAVE
3. FALSE VENT / SHAPED FOAM
4. WOOD POST
5. SHAPED CORBEL
6. DECORATIVE TILE
7. CONTROL JOINT
8. IRON POT SHELF



FRONT

A - SPANISH

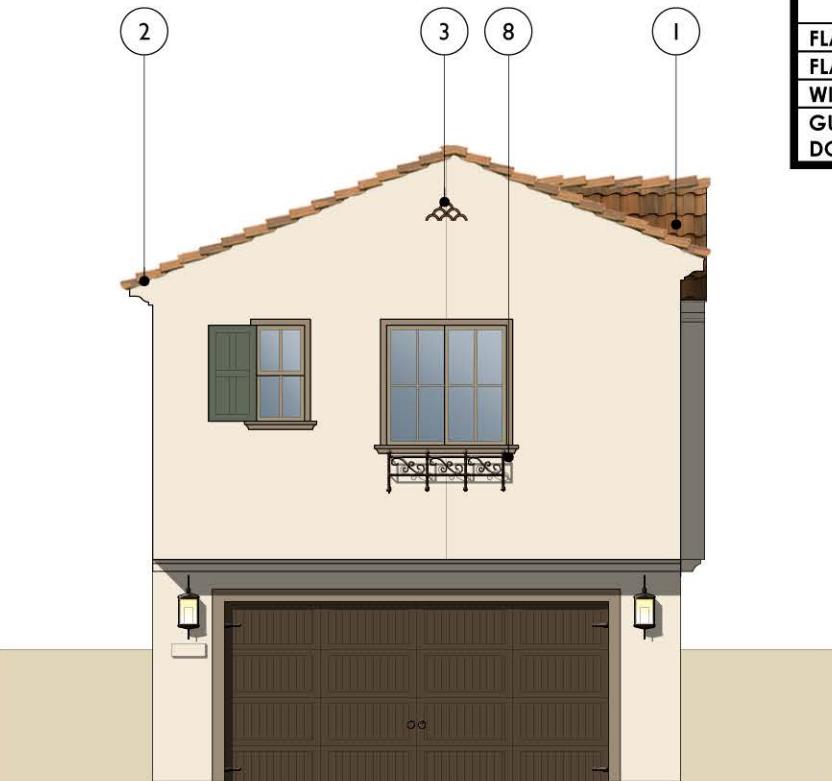
$1/4'' = 1'-0''$

1'-0" HEEL
9'-1" 24'-3" (OVERALL BLDG. HEIGHT)
9'-1"

SCHEME #	1
FASCIA, EAVES, TAILS, POST, HEADERS, BEAMS & GARAGE DOOR	SW 2820 DOWNING EARTH
TRIM	SW 7547 SANDBAR
SHUTTERS & FRONT ENTRY DOOR	SW 6214 UNDERSEAS
BASE STUCCO	SW 7551 GREEK VILLA
CERAMIC TILE	SD 117-a 563-u 
GROUT/MORTAR	#11 SNOW WHITE
STONE	-----
BRICK	-----
'S' ROOF TILE	3645
FLAT TILE/Slate	-----
FLAT TILE/SHAKE	-----
WINDOW FRAME	TAN
GUTTERS & DOWNSPOUT	BUCKSKIN BROWN

MATERIALS LEGEND:

1. CONCRETE 'S' TILE ROOF
2. BUILT-UP FOAM EAVE
3. FALSE VENT / SHAPED FOAM
4. WOOD POST
5. SHAPED CORBEL
6. DECORATIVE TILE
7. CONTROL JOINT
8. IRON POT SHELF



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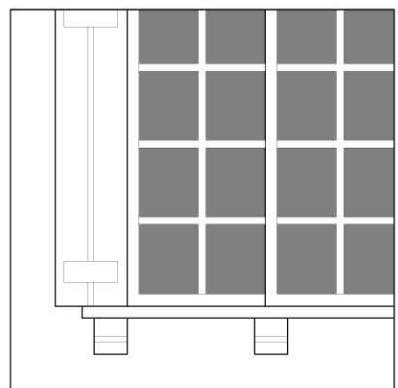
PLAN 5A
Spanish Elevations
ANNECY - SFD
Gilbert, Arizona

SCALE: 1/8" = 1'-0"
566.17163

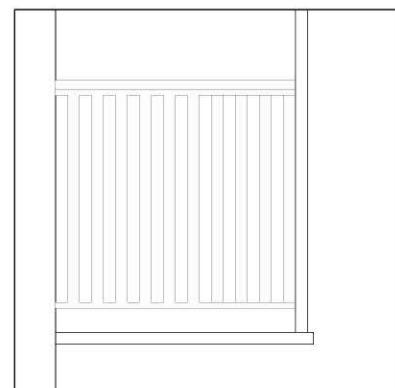
02.20.18

Maracay Homes
Choices for the way you want to live.

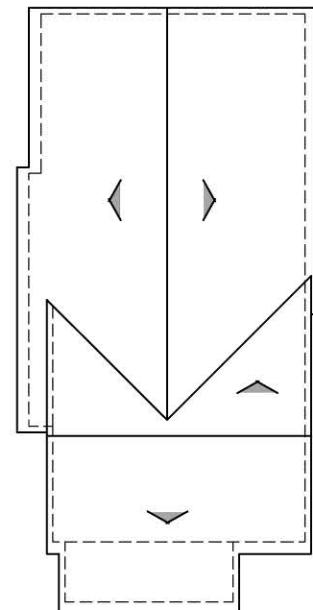




FOAM CORBELS / SHELF



VERTICAL METAL RAILING



PROGRESS LIGHTING
NOTTINGTON WALL LANTERN
APPROX. 8' MOUNTED HEIGHT



LEFT

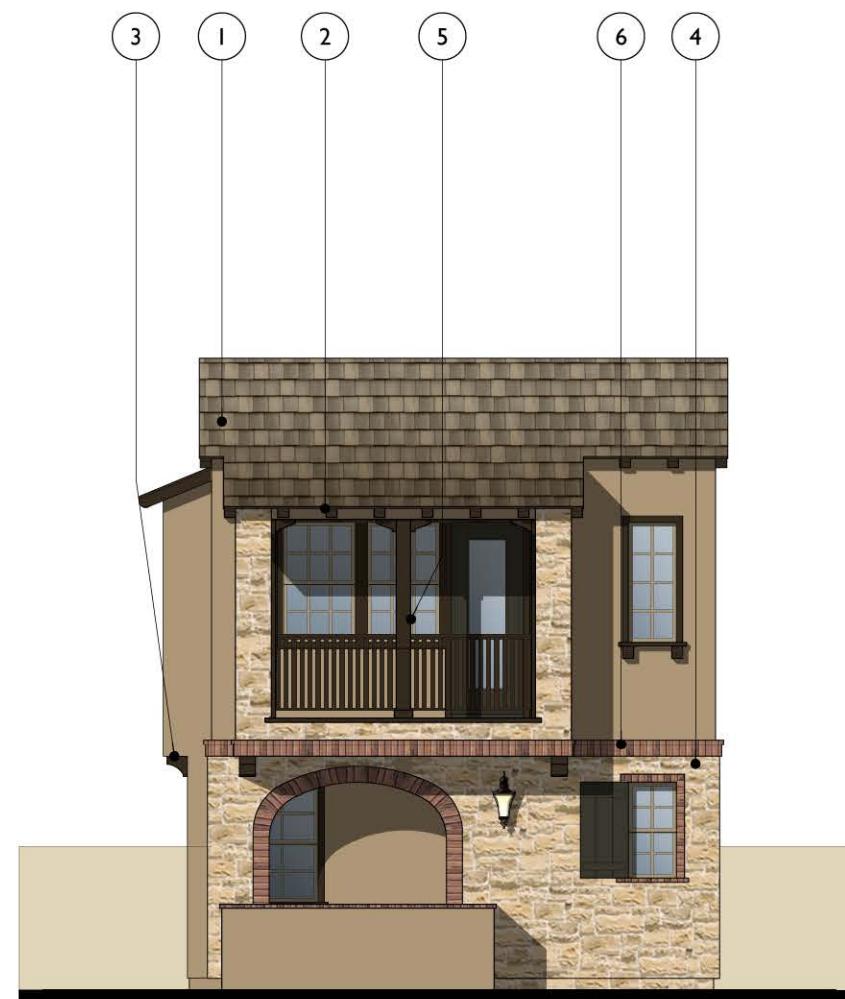
APPROX. FENCE & AC CONDENSER LOCATIONS

ROOF PLAN B

PITCH: 5:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

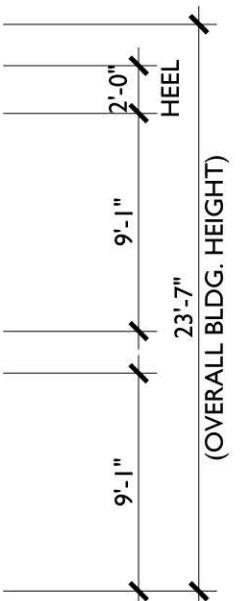
MATERIALS LEGEND:

1. CONCRETE 'S' TILE ROOF
2. EXPOSED RAFTER TAIL
3. SHAPED CORBEL
4. STONE VENEER
5. WOOD POST
6. BRICK TRIM
7. DECORATIVE SHUTTER



FRONT B - RURAL MEDITERRANEAN

1/4"=1'-0"

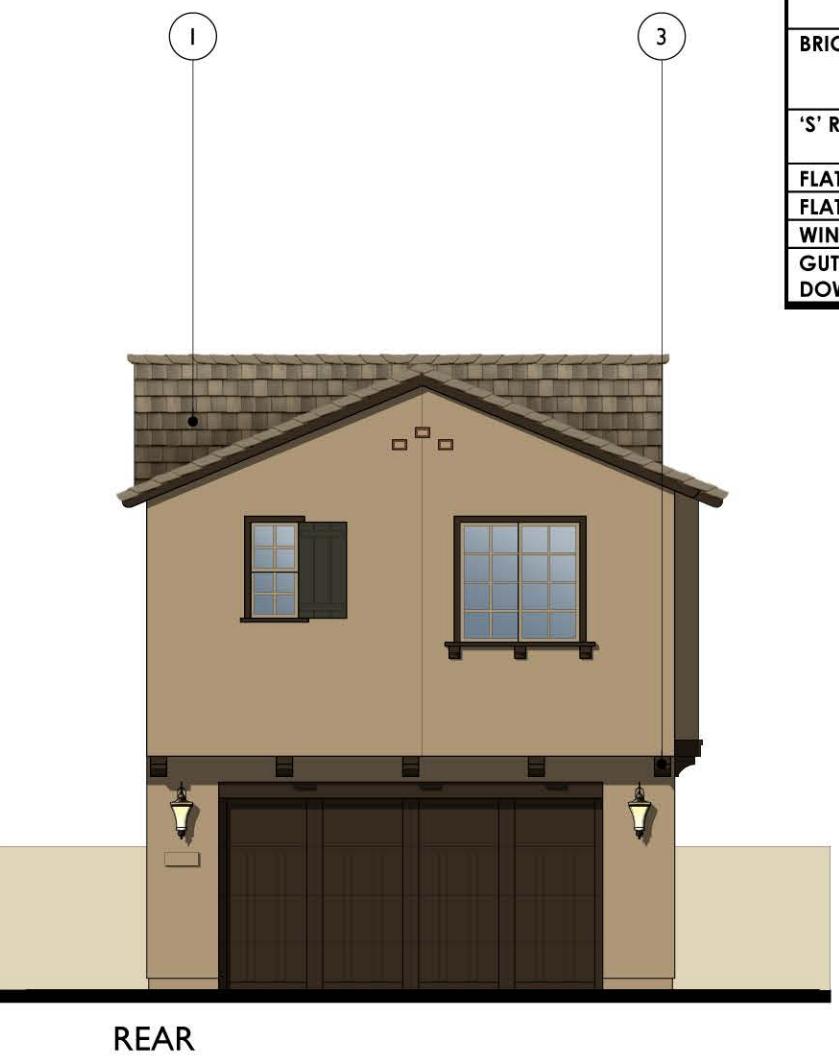


SCHEME #	7
FASCIA, EAVES, TAILS, POST, HEADERS, BEAMS & GARAGE DOOR	SW 6160 BEST BRONZE
TRIM	-----
SHUTTERS & FRONT ENTRY DOOR	SW 6208 PEWTER GREEN
BASE STUCCO	SW 6120 BELIEVABLE BUFF
CERAMIC TILE	-----
GROUT/MORTAR	MAC PLUS LT SESAME
STONE	VENETIAN VILLA VERSAILES
BRICK	SICILIAN BRICK FERRARA BLEND
'S' ROOF TILE	-----
FLAT TILE/SLATE	4602
FLAT TILE/SHAKE	-----
WINDOW FRAME	TAN
GUTTERS & DOWNSPOUT	BEAVER BROWN



MATERIALS LEGEND:

1. CONCRETE 'S' TILE ROOF
2. EXPOSED RAFTER TAIL
3. SHAPED CORBEL
4. STONE VENEER
5. BRICK TRIM



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PLAN 5B
Rural Mediterranean Elevations
ANNECY - SFD

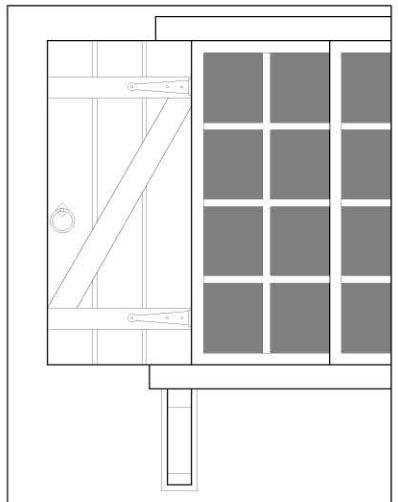
Gilbert, Arizona

SCALE: 1/8" = 1'-0"
566.17163

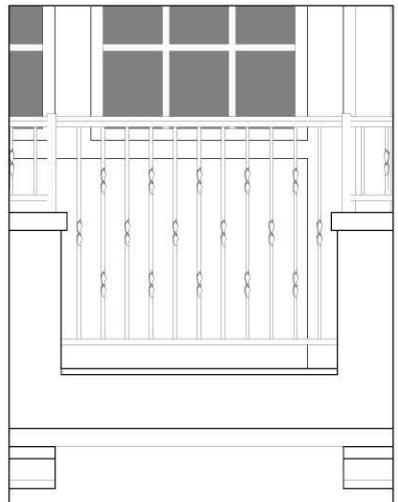
02.20.18

Maracay Homes
Choices for the way you want to live.

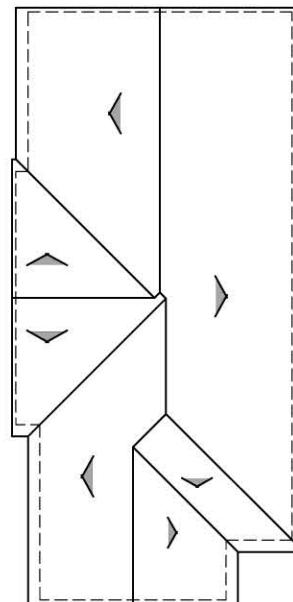




DECORATIVE SHUTTER /
WOOD POT SHELF



WROUGHT IRON RAILING



ROOF PLAN C

PITCH: 8:12 U.N.O.
RAKE: 4"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

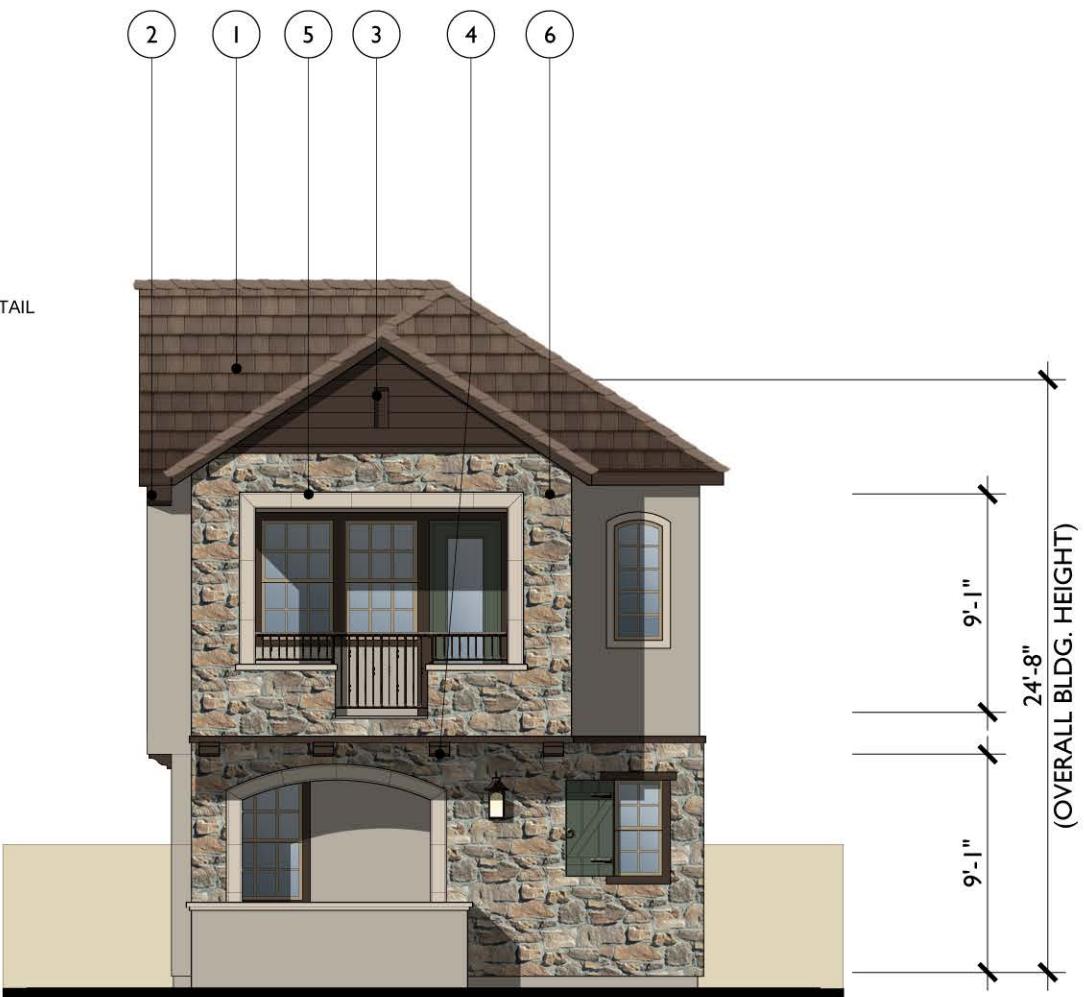
MATERIALS LEGEND:

1. FLAT CONCRETE TILE ROOF
2. STUCCO / FOAM CORNER GABLE DETAIL
3. DECORATIVE GABLE VENT
4. SHAPED CORBEL
5. SIMULATED PRECAST
6. STONE VENEER
7. DECORATIVE SHUTTER
8. HORIZONTAL SIDING



LEFT

APPROX. FENCE & AC CONDENSER LOCATIONS



FRONT

C - FRENCH COUNTRY

1/4"=1'-0"

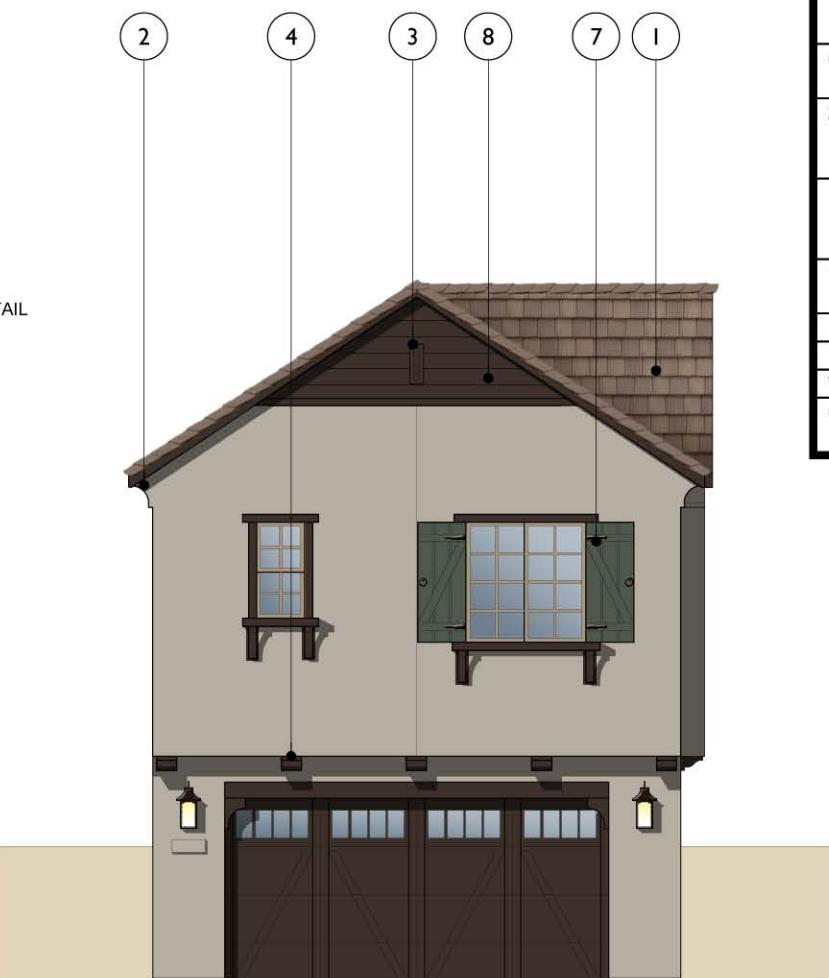
9'-1" 24'-8" (OVERALL BLDG. HEIGHT)
9'-1"

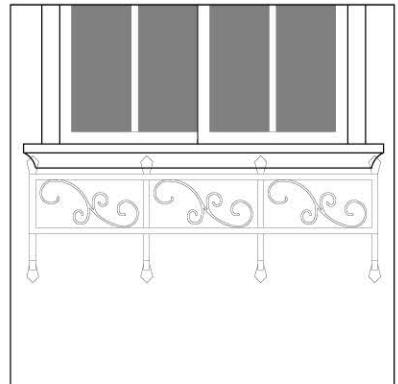
SCHEME #	12
FASCIA, EAVES, TAILS, POST, HEADERS, BEAMS & GARAGE DOOR	SW 7505 MANOR HOUSE
TRIM	SW 7009 PEARLY WHITE
SHUTTERS & FRONT ENTRY DOOR	SW 6221 MOODY BLUE
BASE STUCCO	SW 7015 REPOSE GRAY
CERAMIC TILE	-----
GROUT/MORTAR	MAC PLUS JAVA WHITE
STONE	FRENCH COUNTRY VILLA CHAMPAGNE
BRICK	-----
'S' ROOF TILE	-----
FLAT TILE/SLATE	-----
FLAT TILE/SHAKE	5689
WINDOW FRAME	TAN
GUTTERS & DOWNSPOUT	BEAVER BROWN



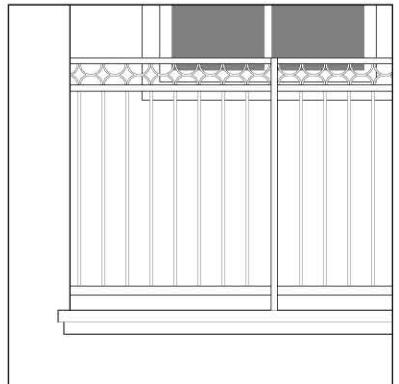
MATERIALS LEGEND:

1. FLAT CONCRETE TILE ROOF
2. STUCCO OR FOAM CORNER GABLE DETAIL
3. DECORATIVE GABLE VENT
4. SHAPED CORBEL
5. CONTROL JOINT
6. STONE VENEER
7. DECORATIVE SHUTTER
8. HORIZONTAL SIDING

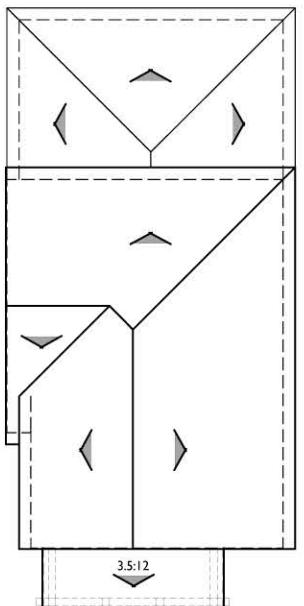




WROUGHT IRON POT SHELF

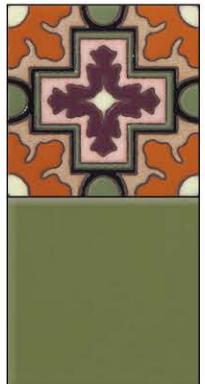


WROUGHT IRON RAILING



ROOF PLAN A

PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



DECORATIVE TILE @
RECESS WINDOW



PROGRESS LIGHTING
DEVEREUX WALL LANTERN
APPROX. 8' MOUNTED HEIGHT



LEFT

APPROX. FENCE & AC CONDENSER LOCATIONS

MATERIALS LEGEND:

1. CONCRETE 'S' TILE ROOF
2. BUILT-UP FOAM EAVE
3. FALSE VENT / SHAPED FOAM
4. DECORATIVE TILE
5. WROUGHT IRON POT SHELF
6. CONTROL JOINT
7. WROUGHT IRON RAILING



FRONT

A - SPANISH

1/4"=1'-0"

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PLAN 5XA
Spanish Elevations
ANNECY - SFD

Gilbert, Arizona

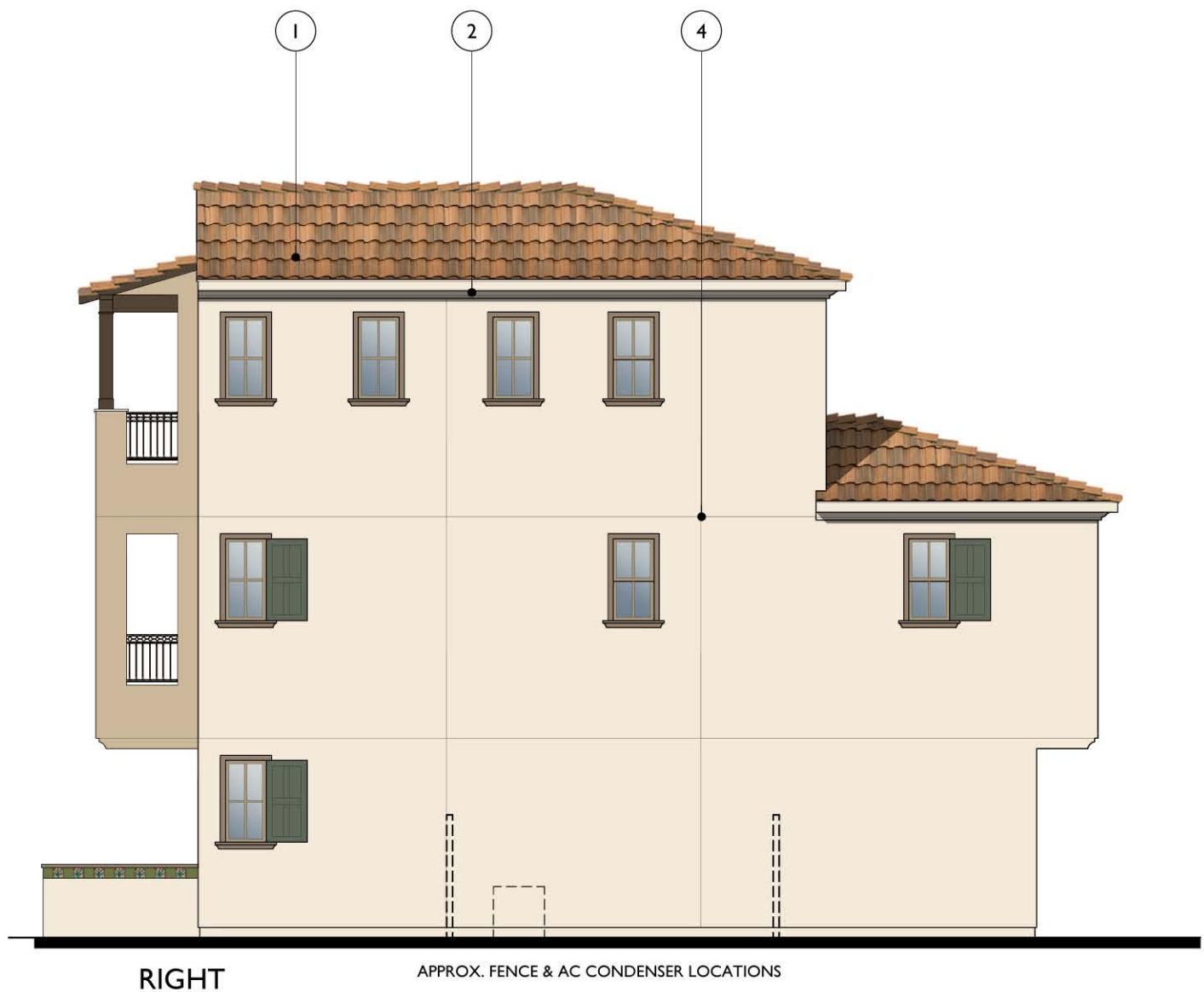
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02.20.18

Maracay Homes
Choices for the way you want to live.

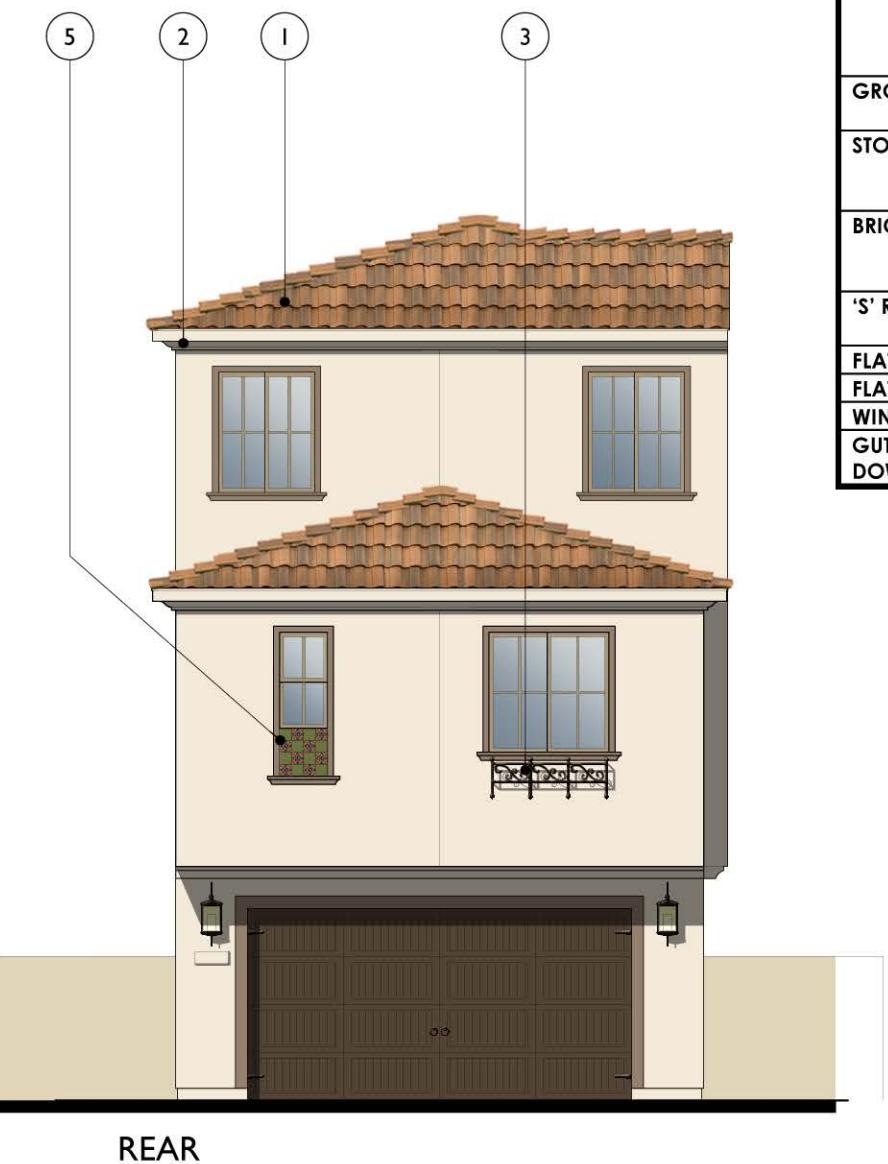


SCHEME #	1
FASCIA, EAVES, TAILS, POST, HEADERS, BEAMS & GARAGE DOOR	SW 2820 DOWNING EARTH
TRIM	SW 7547 SANDBAR
SHUTTERS & FRONT ENTRY DOOR	SW 6214 UNDERSEAS
BASE STUCCO	SW 7551 GREEK VILLA
CERAMIC TILE	SD 117-a 563-u 
GROUT/MORTAR	#11 SNOW WHITE
STONE	-----
BRICK	-----
'S' ROOF TILE	3645
FLAT TILE/SLATE	-----
FLAT TILE/SHAKE	-----
WINDOW FRAME	TAN
GUTTERS & DOWNSPOUT	BUCKSKIN BROWN



MATERIALS LEGEND:

1. CONCRETE 'S' TILE ROOF
2. BUILT-UP FOAM EAVE
3. WROUGHT IRON POT SHELF
4. CONTROL JOINT
5. DECORATIVE TILE



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PLAN 5XA
Spanish Elevations
ANNECY - SFD

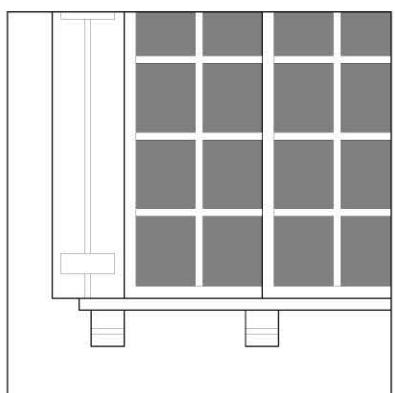
Gilbert, Arizona

SCALE: 1/8" = 1'-0"
566.17163

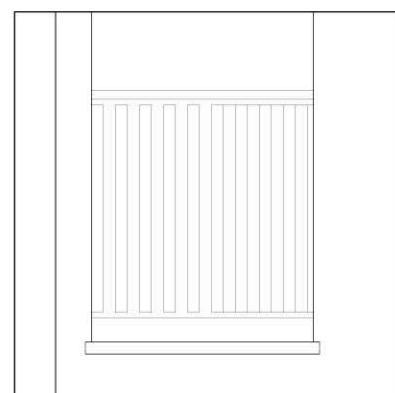
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Maracay Homes
Choices for the way you want to live.

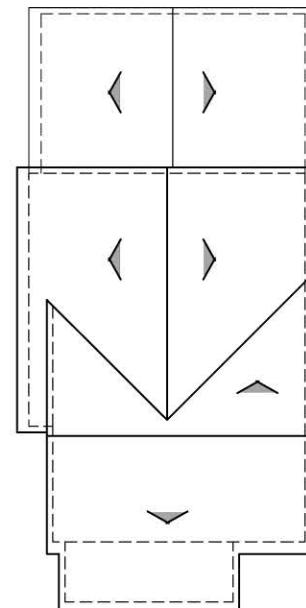




FOAM CORBELS / SHELF



VERTICAL METAL RAILING



ROOF PLAN B

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE



PROGRESS LIGHTING
NOTTINGTON WALL LANTERN
APPROX. 8' MOUNTED HEIGHT



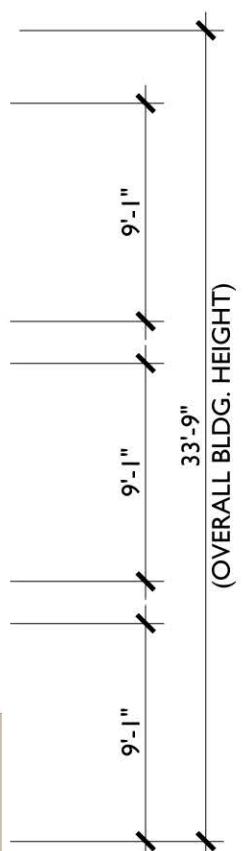
LEFT

APPROX. FENCE & AC CONDENSER LOCATIONS



FRONT B - RURAL MEDITERRANEAN

1/4"=1'-0"



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PLAN 5XB
Rural Mediterranean Elevations
ANNECY - SFD

Gilbert, Arizona

SCALE: 1/8" = 1'-0" 5 6 6 . 1 7 1 6 3

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Maracay Homes
Choices for the way you want to live.



SCHEME #	6
FASCIA, EAVES, TAILS, POST, HEADERS, BEAMS & GARAGE DOOR	SW 6103 TEA CHEST
TRIM	-----
SHUTTERS & FRONT ENTRY DOOR	SW 6236 GRAYS HARBOR
BASE STUCCO	SW 6157 FAVORITE TAN
CERAMIC TILE	-----
GROUT/MORTAR	MAC PLUS KHAKI
STONE	VENETIAN VILLA PALAZZO
BRICK	SICILIAN BRICK MARSALA BLEND
'S' ROOF TILE	-----
FLAT TILE/SLATE	4680
FLAT TILE/SHAKE	-----
WINDOW FRAME	TAN
GUTTERS & DOWNSPOUT	BEAVER BROWN



MATERIALS LEGEND:

1. CONCRETE 'S' TILE ROOF
2. EXPOSED RAFTER TAIL
3. SHAPED CORBEL
4. STONE VENEER
5. BRICK TRIM
6. DECORATIVE SHUTTER



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PLAN 5XB
Rural Mediterranean Elevations
ANNECY - SFD

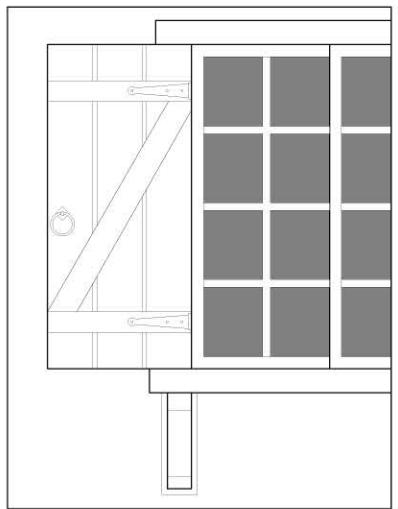
Gilbert, Arizona

SCALE: 1/8" = 1'-0"
566.17163

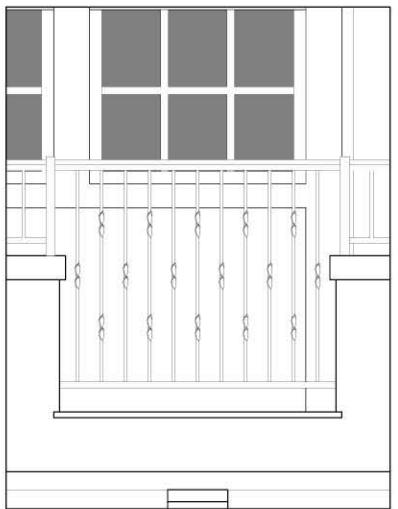
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Maracay Homes
Choices for the way you want to live.

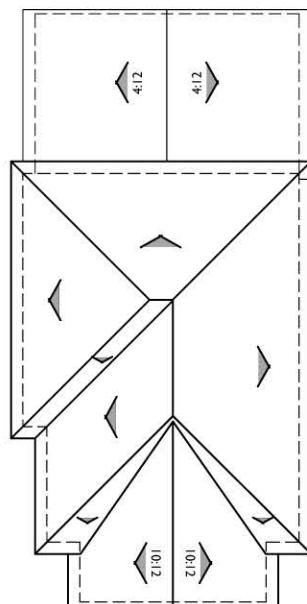




DECORATIVE SHUTTER /
WOOD POT SHELF



WROUGHT IRON RAILING



PROGRESS LIGHTING
MAISON WALL LANTERN
APPROX. 8' MOUNTED HEIGHT



LEFT

APPROX. FENCE & AC CONDENSER LOCATIONS

MATERIALS LEGEND:

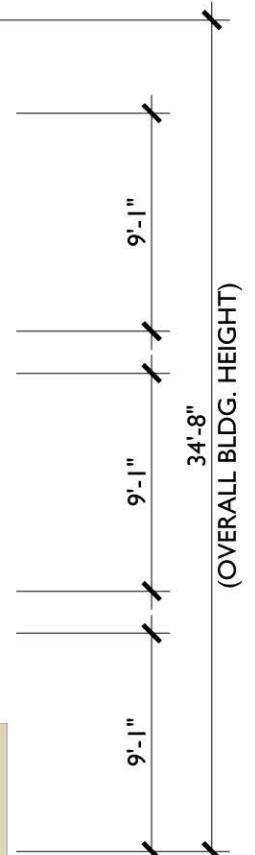
1. FLAT CONCRETE TILE ROOF
2. STUCCO O/ FOAM CORNER GABLE DETAIL
3. DECORATIVE GABLE VENT
4. SHAPED CORBEL
5. SIMULATED PRECAST
6. STONE VENEER
7. DECORATIVE SHUTTER
8. CONTROL JOINT
9. HORIZONTAL SIDING



FRONT

C - FRENCH COUNTRY

1/4"=1'-0"



SCHEME #	12
FASCIA, EAVES, TAILS, POST, HEADERS, BEAMS & GARAGE DOOR	SW 7505 MANOR HOUSE
TRIM	SW 7009 PEARLY WHITE
SHUTTERS & FRONT ENTRY DOOR	SW 6221 MOODY BLUE
BASE STUCCO	SW 7015 REPOSE GRAY
CERAMIC TILE	-----
GROUT/MORTAR	MAC PLUS JAVA WHITE
STONE	FRENCH COUNTRY VILLA CHAMPAGNE
BRICK	-----
'S' ROOF TILE	-----
FLAT TILE/SLATE	-----
FLAT TILE/SHAKE	5689
WINDOW FRAME	TAN
GUTTERS & DOWNSPOUT	BEAVER BROWN



MATERIALS LEGEND:

1. FLAT CONCRETE TILE ROOF
2. STUCCO O/ FOAM CORNER GABLE DETAIL
3. DECORATIVE GABLE VENT
4. SHAPED CORBEL
5. STONE VENEER
6. DECORATIVE SHUTTER
7. CONTROL JOINT
8. HORIZONTAL SIDING



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PLAN 5XC
French Country Elevations
ANNECY - SFD

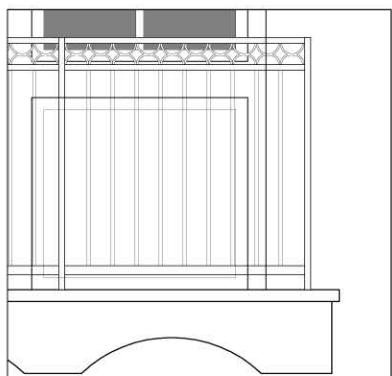
Gilbert, Arizona

SCALE: 1/8" = 1'-0"
566.17163

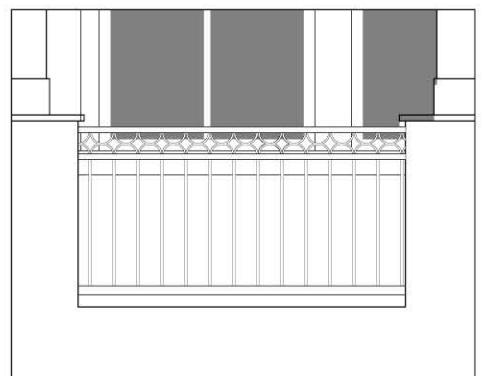
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Maracay Homes
Choices for the way you want to live.

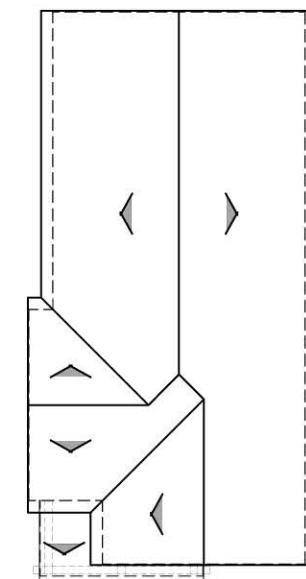




JULIETTE BALCONY W/ WROUGHT IRON RAILING



WROUGHT IRON RAILING



DECORATIVE TILE @ RECESS WINDOW



PROGRESS LIGHTING
DEVEREUX WALL LANTERN
APPROX. 8' MOUNTED HEIGHT

ROOF PLAN A

PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

MATERIALS LEGEND:

1. CONCRETE 'S' TILE ROOF
2. BUILT-UP FOAM EAVE
3. FALSE VENT / SHAPED FOAM
4. DECORATIVE TILE
5. WOOD POST
6. WROUGHT IRON RAILING
7. HORIZONTAL FOAM TRIM



LEFT

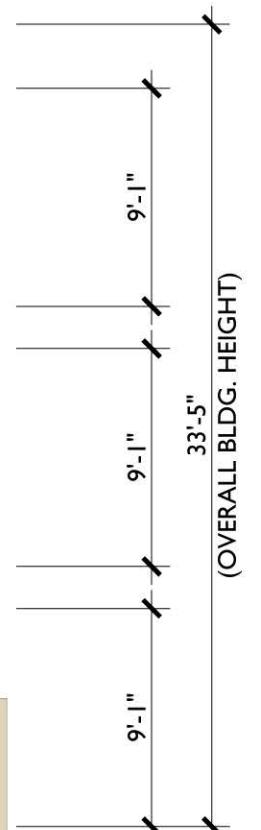
APPROX. FENCE & AC CONDENSER LOCATIONS



FRONT

A - SPANISH

1/4"=1'-0"





RIGHT

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PLAN 6A
Spanish Elevations
ANNECY - SFD

Gilbert, Arizona

0 2 4 8
5 6 6 . 1 7 1 6 3

MATERIALS LEGEND:

1. CONCRETE 'S' TILE ROOF
2. BUILT-UP FOAM EAVE
3. FALSE VENT / SHAPED FOAM
4. WROUGHT IRON POT SHELF
5. HORIZONTAL FOAM TRIM

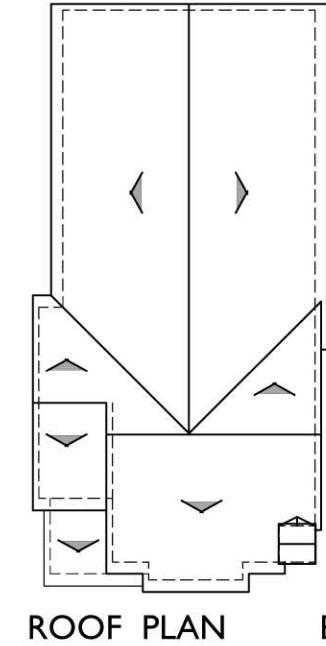


REAR

SCHEME #	2
FASCIA, EAVES, TAILS, POST, HEADERS, BEAMS & GARAGE DOOR	SW 6104 KAFFE
TRIM	SW 7533 KHAKI SHADE
SHUTTERS & FRONT ENTRY DOOR	SW 7748 GREEN EARTH
BASE STUCCO	SW 7564 POLAR BEAR
CERAMIC TILE	SD 109-a 5615-c 
GROUT/MORTAR	#11 SNOW WHITE
STONE	-----
BRICK	-----
'S' ROOF TILE	3680
FLAT TILE/SLATE	-----
FLAT TILE/SHAKE	-----
WINDOW FRAME	TAN
GUTTERS & DOWNSPOUT	BEAVER BROWN



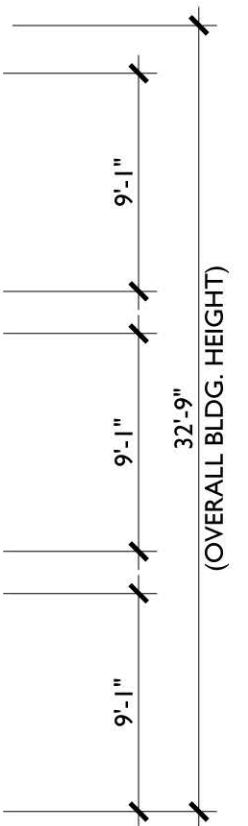
Maracay Homes
Choices for the way you want to live.



PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

MATERIALS LEGEND:

1. CONCRETE 'S' TILE ROOF
2. EXPOSED RAFTER TAIL
3. STONE VENEER
4. BRICK VENEER TRIM
5. HORIZONTAL FOAM TRIM
6. CLAY TILE



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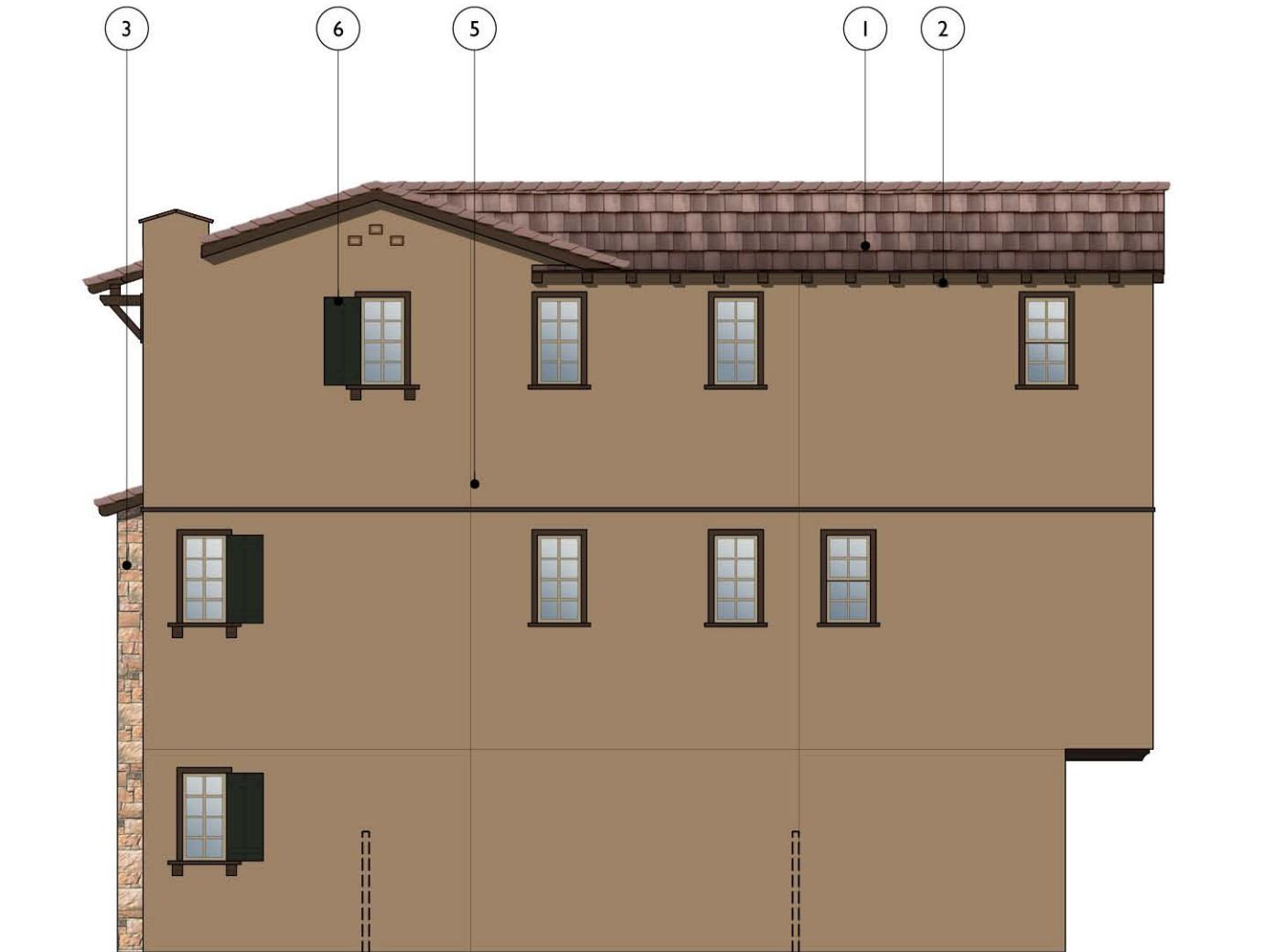
PLAN 6B
Rural Mediterranean Elevations
ANNECY - SFD
Gilbert, Arizona

0 2 4 8
5 6 6 . 1 7 1 6 3

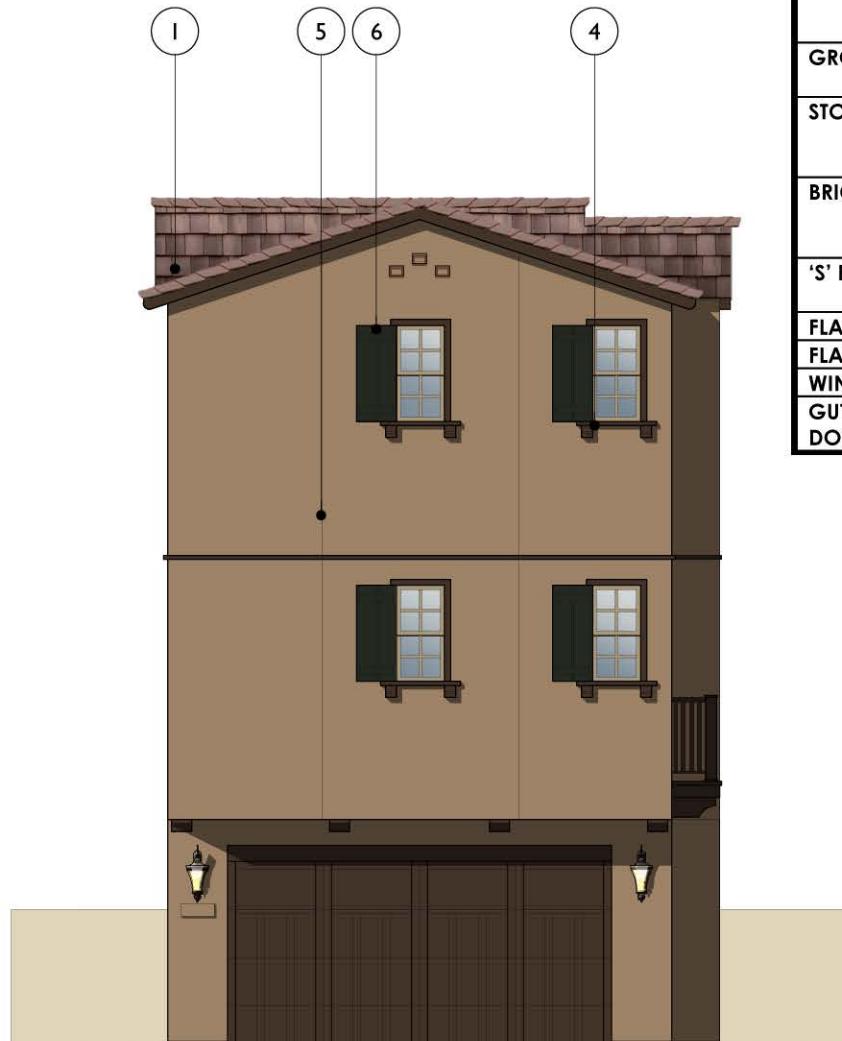
Maracay Homes
Choices for the way you want to live.



SCHEME #	5
FASCIA, EAVES, TAILS, POST, HEADERS, BEAMS & GARAGE DOOR	SW 7040 SMOKEHOUSE
TRIM	-----
SHUTTERS & FRONT ENTRY DOOR	SW 6195 ROCK GARDEN
BASE STUCCO	SW 6108 LATTE
CERAMIC TILE	-----
GROUT/MORTAR	MAC PLUS LATTE
STONE	VENETIAN VILLA SUNSET BLEND
BRICK	SICILIAN BRICK MARSALA BLEND
'S' ROOF TILE	-----
FLAT TILE/Slate	4684
FLAT TILE/SHAKE	-----
WINDOW FRAME	TAN
GUTTERS & DOWNSPOUT	BEAVER BROWN



RIGHT



REAR

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PLAN 6B
Rural Mediterranean Elevations
ANNECY - SFD

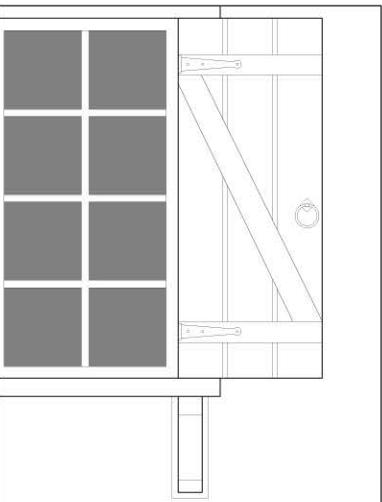
Gilbert, Arizona

0 2 4 8
566.17163

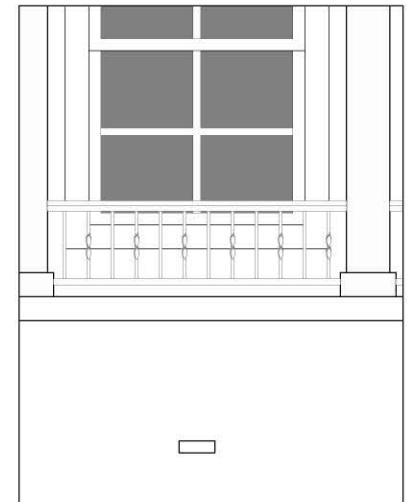
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Maracay Homes
Choices for the way you want to live.

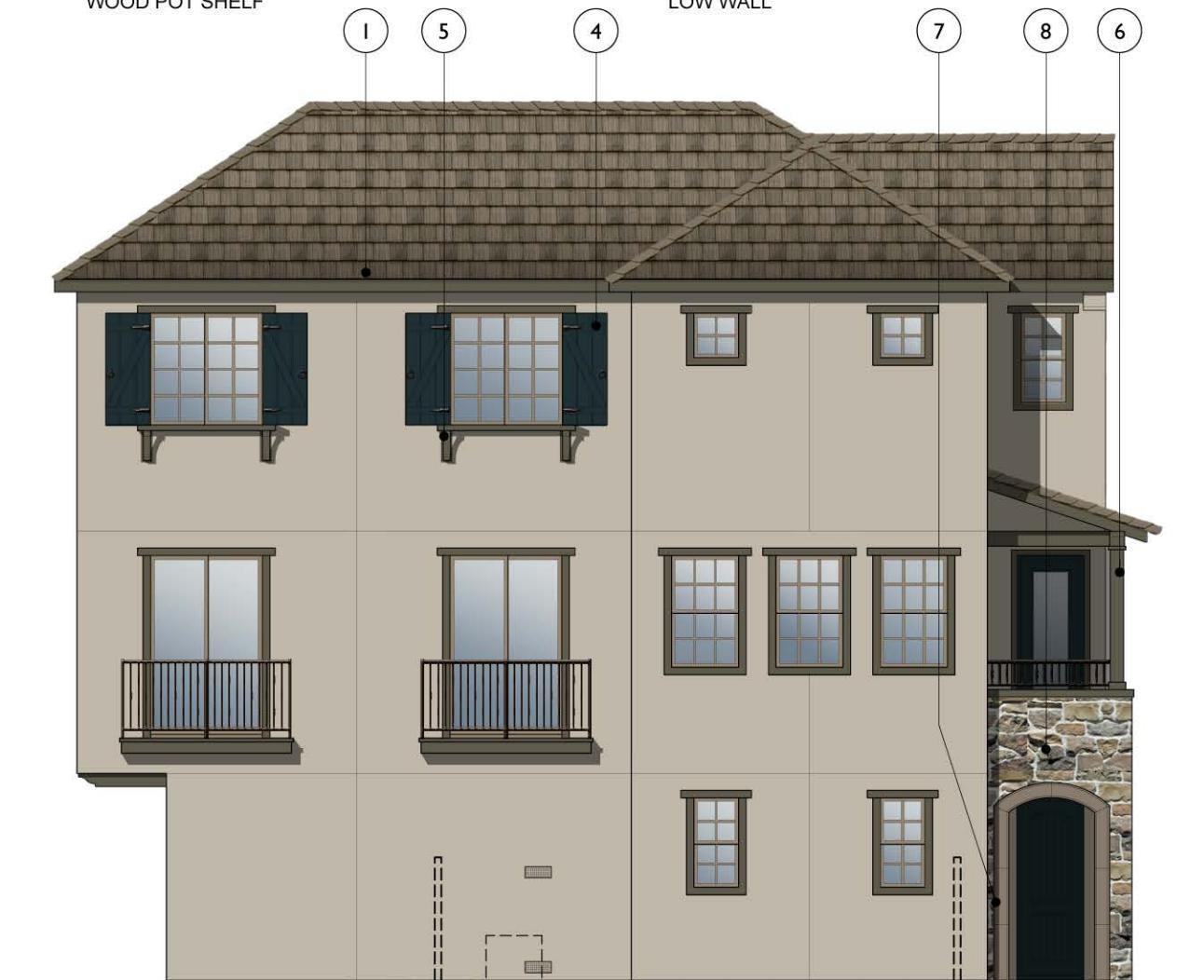




DECORATIVE SHUTTER /
WOOD POT SHELF

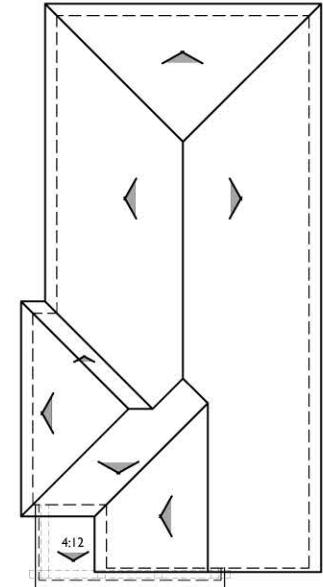


WROUGHT IRON RAILING @
LOW WALL



LEFT

APPROX. FENCE & AC CONDENSER LOCATIONS

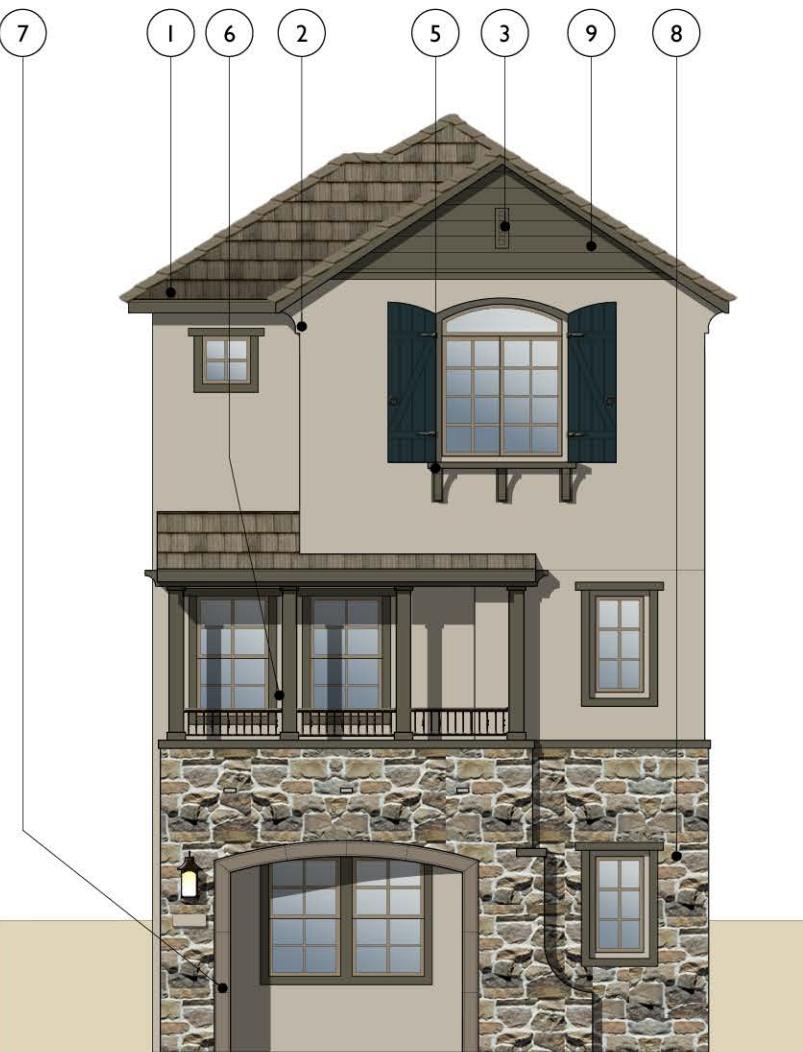


ROOF PLAN C

PITCH: 8:12 U.N.O.
RAKE: 4"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

MATERIALS LEGEND:

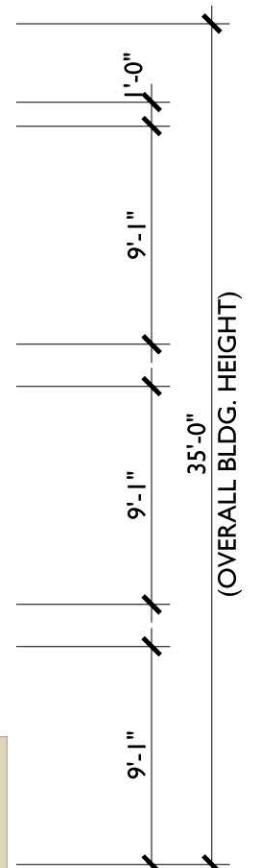
1. FLAT CONCRETE TILE ROOF
2. STUCCO O/ FOAM CORNER GABLE DETAIL
3. DECORATIVE GABLE VENT
4. DECORATIVE SHUTTER
5. WOOD POT SHELF
6. WOOD POST
7. SIMULATED PRECAST
8. STONE VENEER
9. HORIZONTAL SIDING

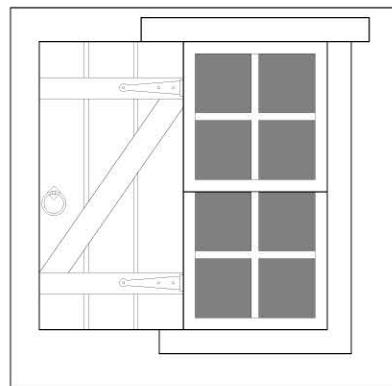


FRONT

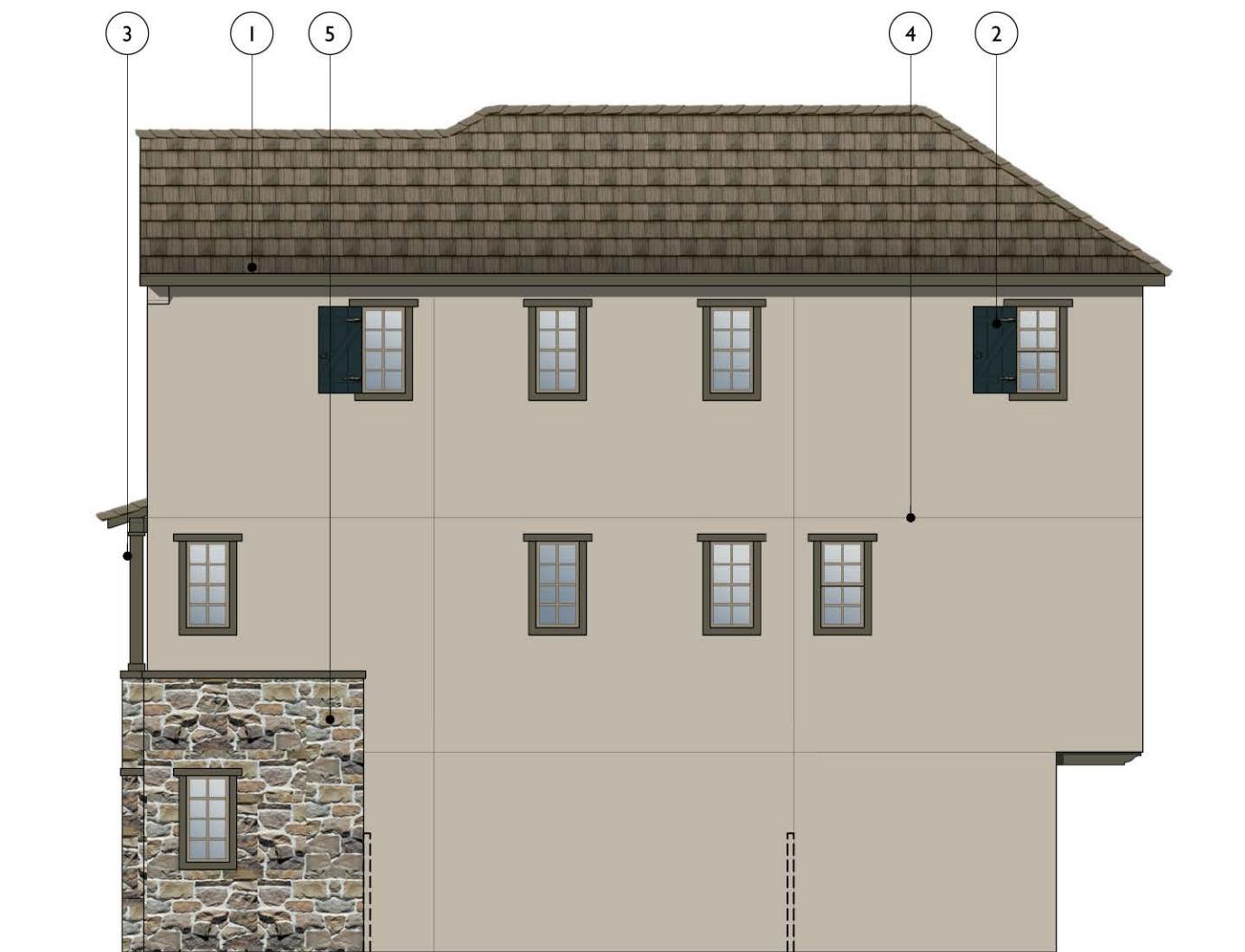
C - FRENCH COUNTRY

1/4"=1'-0"





DECORATIVE SHUTTER



RIGHT

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PLAN 6C
French Country Elevations
ANNECY - SFD

Gilbert, Arizona

0 2 4 8
5 6 6 . 1 7 1 6 3

MATERIALS LEGEND:

1. FLAT CONCRETE TILE ROOF
2. DECORATIVE SHUTTER
3. WOOD POST
4. CONTROL JOINT
5. STONE VENEER



REAR

SCHEME #	10
FASCIA, EAVES, TAILS, POST, HEADERS, BEAMS & GARAGE DOOR	SW 6165 CONNECTED GRAY
TRIM	SW 7639 ETHEREAL MOOD
SHUTTERS & FRONT ENTRY DOOR	SW 6237 DARK NIGHT
BASE STUCCO	SW 7542 NATURAL
CERAMIC TILE	-----
GROUT/MORTAR	MAC PLUS SOFT TAN
STONE	FRENCH COUNTRY VILLA VERONA
BRICK	-----
'S' ROOF TILE	-----
FLAT TILE/SLATE	-----
FLAT TILE/SHAKE	5690
WINDOW FRAME	TAN
GUTTERS & DOWNSPOUT	WEATHERED COPPER



Maracay Homes
Choices for the way you want to live.

02.20.18



SOUTH BALSAM DRIVE



EAST LOWELL AVENUE



EAST DOGWOOD LANE

Maracay Homes

Choices for the way you want to live.

ANNECY SFD & DUPLEX

COLOR SELECTION BOOK
JANUARY 10, 2018

JOB #566-17163

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Maracay Homes

Chances for the Way You Want to Live

ANNECY SFD & DUPLEX
JOB # 566 17163
COLOR SELECTION CHART

OB # 56617163

CONTINUATION SECTION CHAPTER

卷之三

AUGUST 23, 2011

SCHEME 1 - SPANISH ELEVATION



'S' ROOF TILE

SW 7551 | Greek Villa

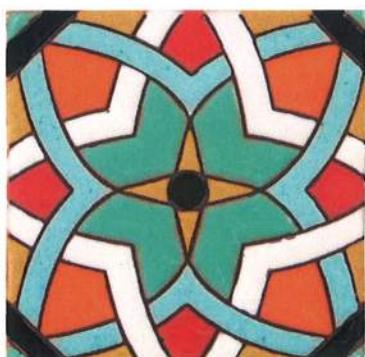
BASE STUCCO

SW 7551
Greek Villa

FASCIA, EAVES, TAILS, POSTS, HEADERS,
BEAMS, SIDE & GARAGE DOOR

TRIM

SHUTTER & FRONT ENTRY DOOR



CERAMIC TILE



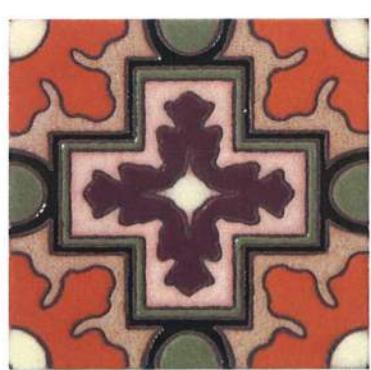
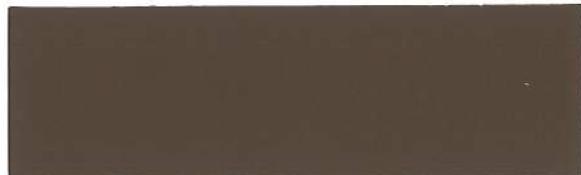
SCHEME 2 - SPANISH ELEVATION



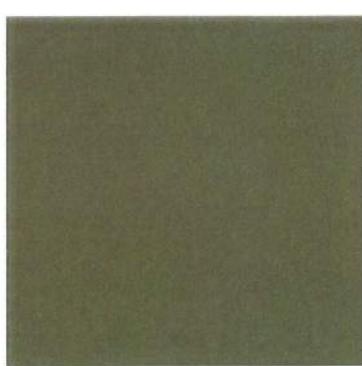
'S' ROOF TILE



BASE STUCCO



CERAMIC TILE



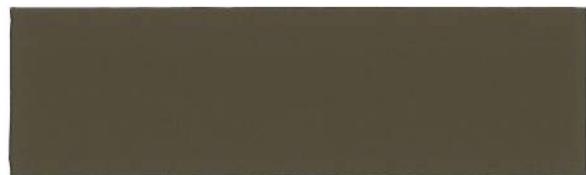
SCHEME 3 - SPANISH ELEVATION



'S' ROOF TILE



BASE STUCCO



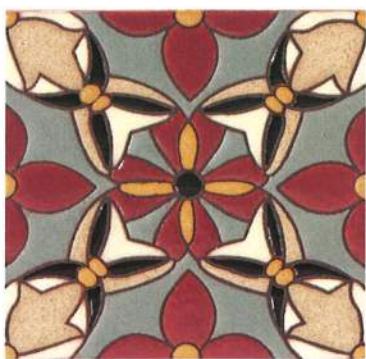
FASCIA, EAVES, TAILS, POSTS, HEADERS,
BEAMS, SIDE & GARAGE DOOR



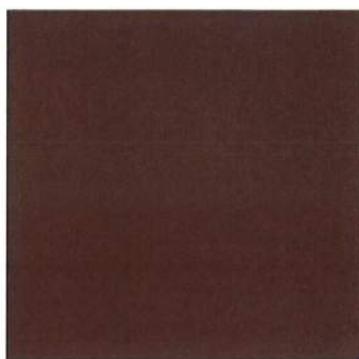
TRIM



SHUTTER & FRONT ENTRY DOOR



CERAMIC TILE



SCHEME 4 - SPANISH ELEVATION



'S' ROOF TILE



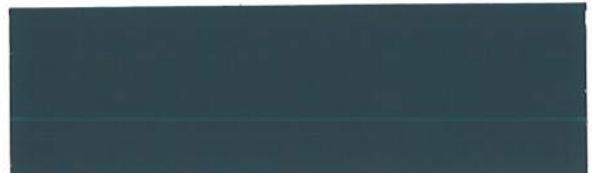
BASE STUCCO



FASCIA, EAVES, TAILS, POSTS, HEADERS,
BEAMS, SIDE & GARAGE DOOR



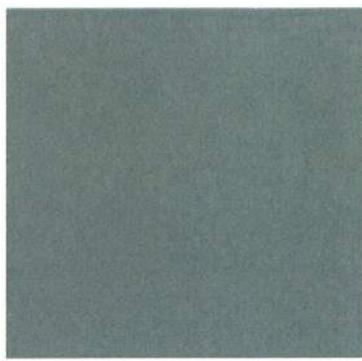
TRIM



SHUTTERES & FRONT ENTRY DOOR



CERAMIC TILE



SCHEME 5 - RURAL MEDITERRANEAN ELEVATION



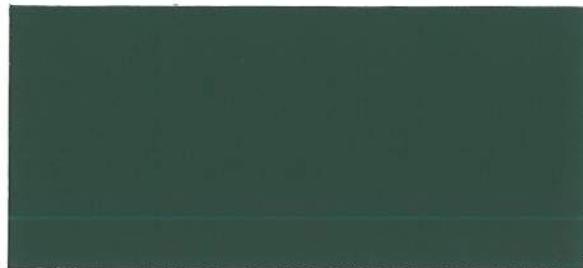
FLAT SMOOTH ROOF TILE



BASE STUCCO



FASCIA, EAVES, TAILS, POSTS, HEADERS,
BEAMS, TRIM, SIDE & GARAGE DOOR



SHUTTERS & FRONT ENTRY DOOR



STONE



BRICK

SCHEME 6 - RURAL MEDITERRANEAN ELEVATION



FLAT SMOOTH ROOF TILE



BASE STUCCO



FASCIA, EAVES, TAILS, POSTS, HEADERS,
BEAMS, TRIM, SIDE & GARAGE DOOR



SHUTTER & FRONT ENTRY DOOR



STONE



BRICK

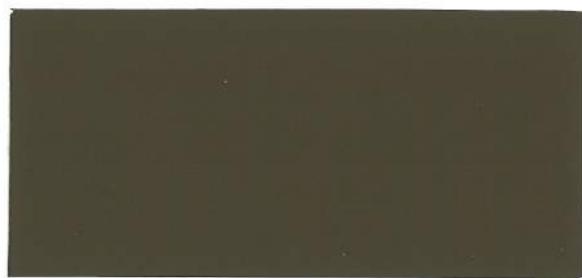
SCHEME 7 - RURAL MEDITERRANEAN ELEVATION



FLAT SMOOTH ROOF TILE



BASE STUCCO



FASCIA, EAVES, TAILS, POSTS, HEADERS,
BEAMS, TRIM, SIDE & GARAGE DOOR



SHUTTER & FRONT ENTRY DOOR



STONE

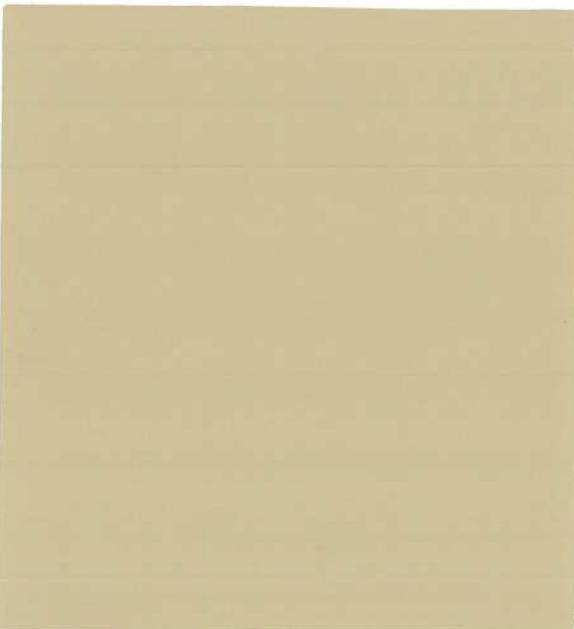


BRICK

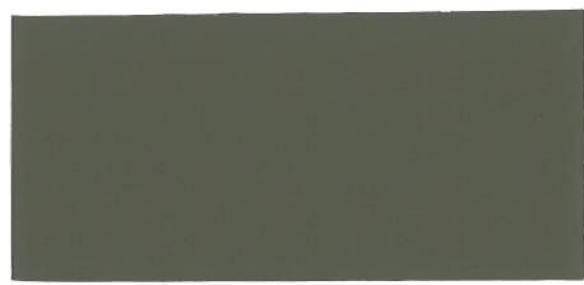
SCHEME 8 - RURAL MEDITERRANEAN ELEVATION



FLAT SMOOTH ROOF TILE



BASE STUCCO



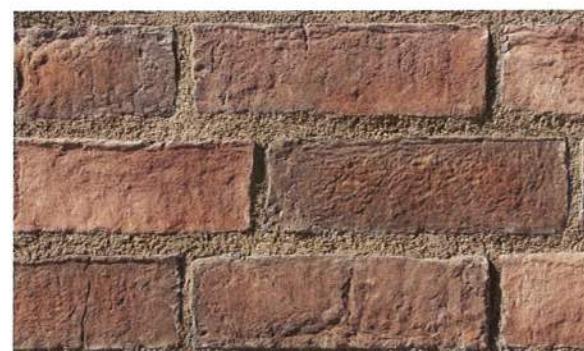
FASCIA, EAVES, TAILS, POSTS, HEADERS,
BEAMS, TRIM, SIDE & GARAGE DOOR



SHUTTER & FRONT ENTRY DOOR



STONE



BRICK

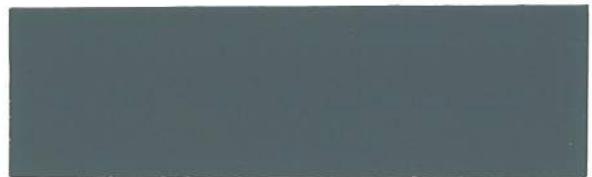
SCHEME 9 - FRENCH COUNTRY ELEVATION



FLAT BRUSHED ROOF TILE



BASE STUCCO



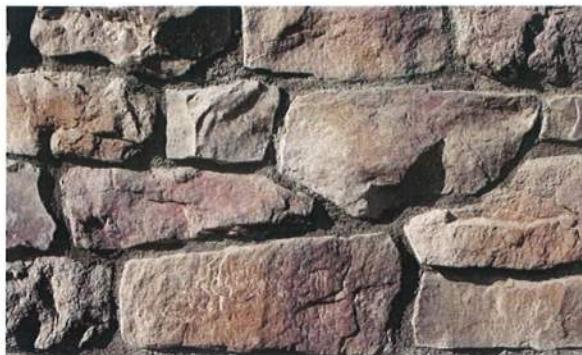
FASCIA, EAVES, TAILS, POSTS, HEADERS,
BEAMS, TRIM, SIDE & GARAGE DOOR



TRIM



SHUTTER & FRONT ENTRY DOOR



STONE

SCHEME 10 - FRENCH COUNTRY ELEVATION



FLAT BRUSHED ROOF TILE



BASE STUCCO



TRIM

SHUTTER & FRONT ENTRY DOOR



STONE

SCHEME 11 - FRENCH COUNTRY ELEVATION



FLAT BRUSHED ROOF TILE



BASE STUCCO

FASCIA, EAVES, TAILS, POSTS, HEADERS,
BEAMS, TRIM, SIDE & GARAGE DOOR



TRIM



SHUTTERES & FRONT ENTRY DOOR



STONE

SCHEME 12 - FRENCH COUNTRY ELEVATION



FLAT BRUSHED ROOF TILE



BASE STUCCO



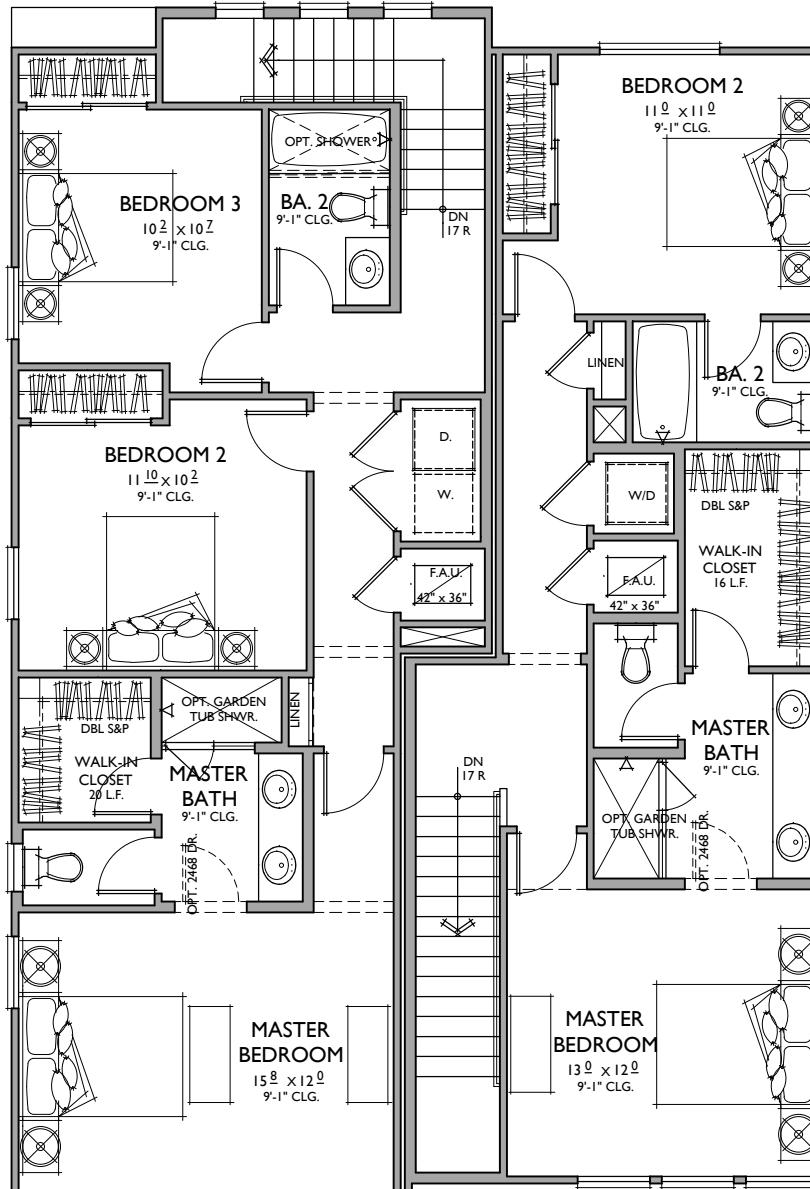
TRIM



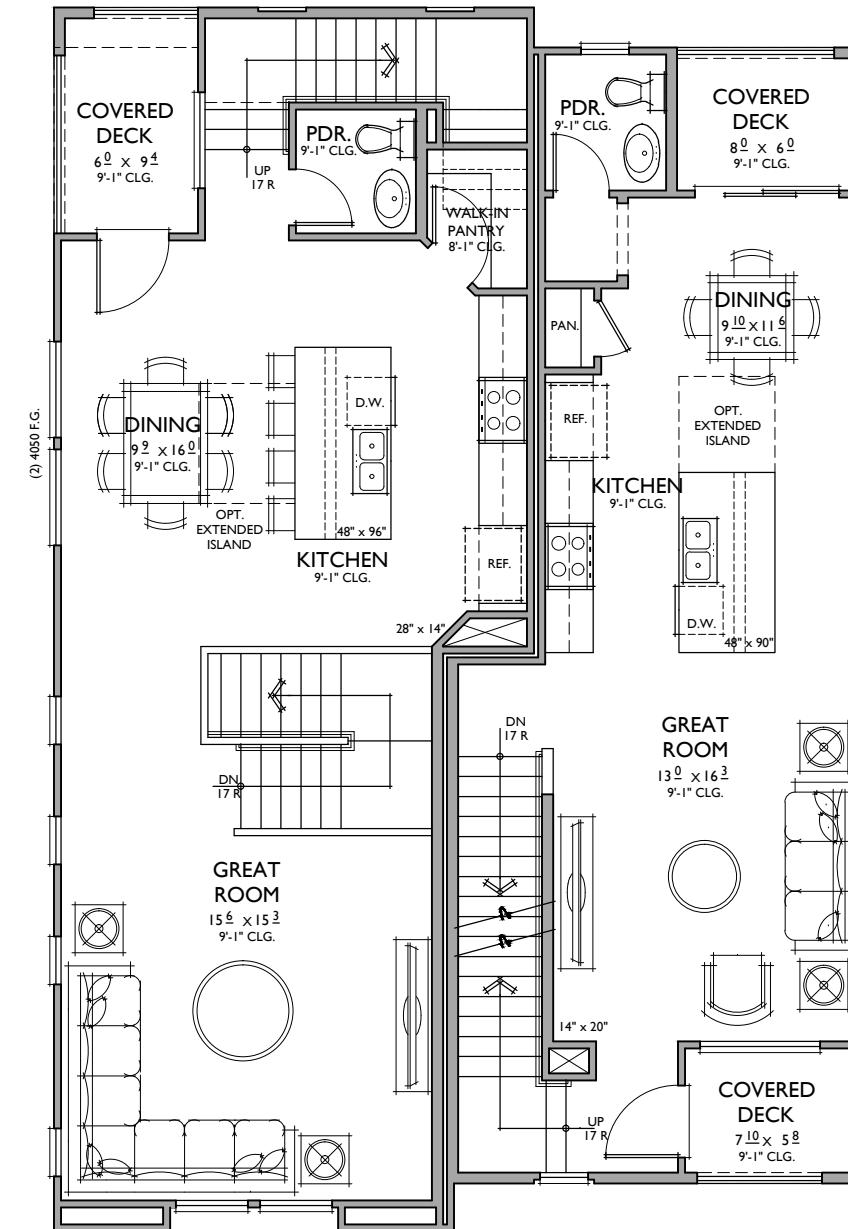
SHUTTER & FRONT ENTRY DOOR



STONE



PLAN 4
 THIRD FLOOR



PLAN 4
 SECOND FLOOR

PLAN 4A
 1,978 SQ. FT.

TARGET: 2,000 SQ. FT.
 3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE

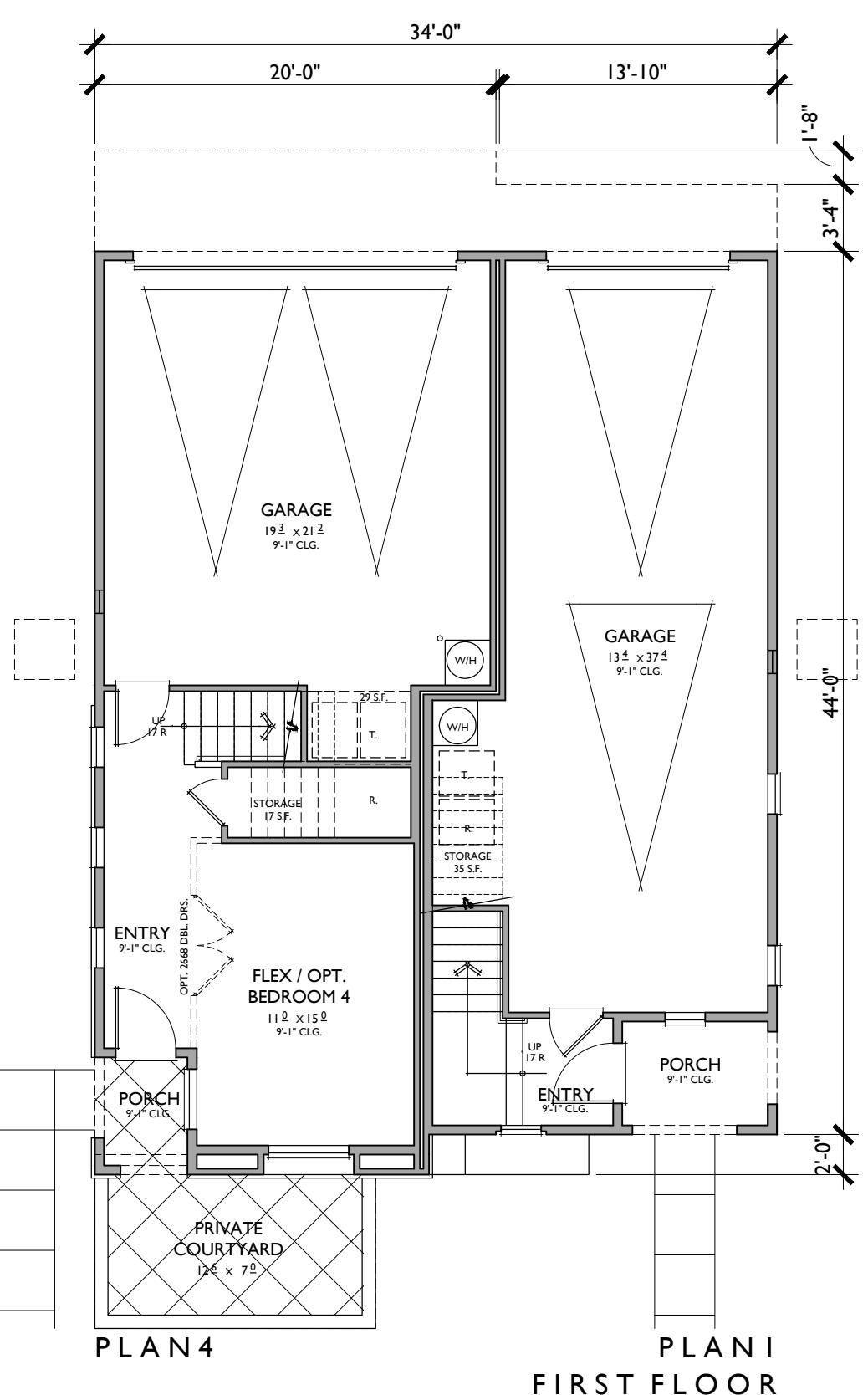
1ST FLOOR	357 SQ. FT.
2ND FLOOR	790 SQ. FT.
3RD FLOOR	831 SQ. FT.
TOTAL	1,978 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	27 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE

1ST FLOOR	110 SQ. FT.
2ND FLOOR	647 SQ. FT.
3RD FLOOR	674 SQ. FT.
TOTAL	1,431 SQ. FT.
2 - CAR TANDEM	562 SQ. FT.
PORCH	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



PLAN 4
 FIRST FLOOR

BUILDING IA
 (PLANS 4A - 1A)
 Reflects Spanish Elevation

ANNECY - DUPLEX

Gilbert, Arizona

SCALE: 1/8" = 1'-0"

566.17164

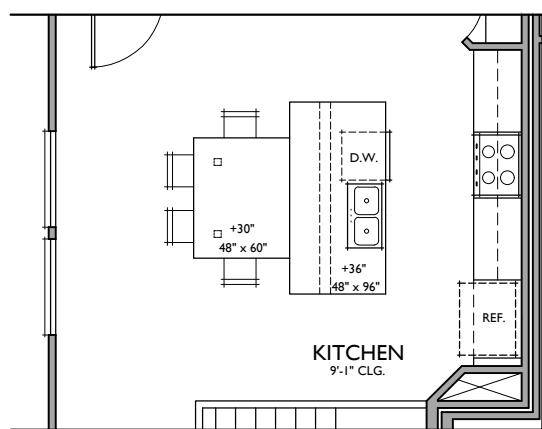
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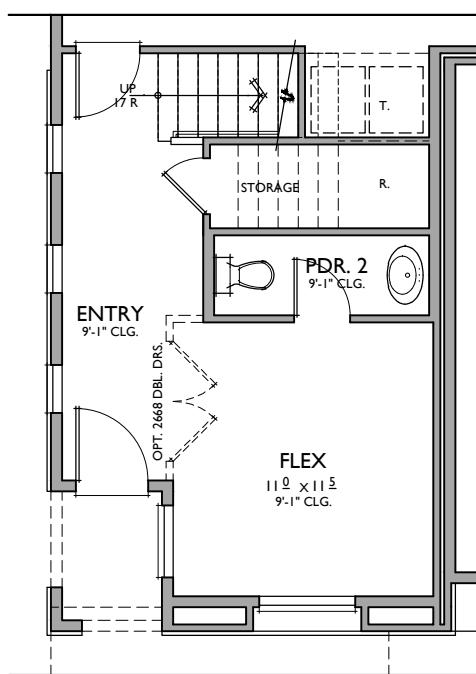
Maracay Homes
 Choices for the way you want to live.





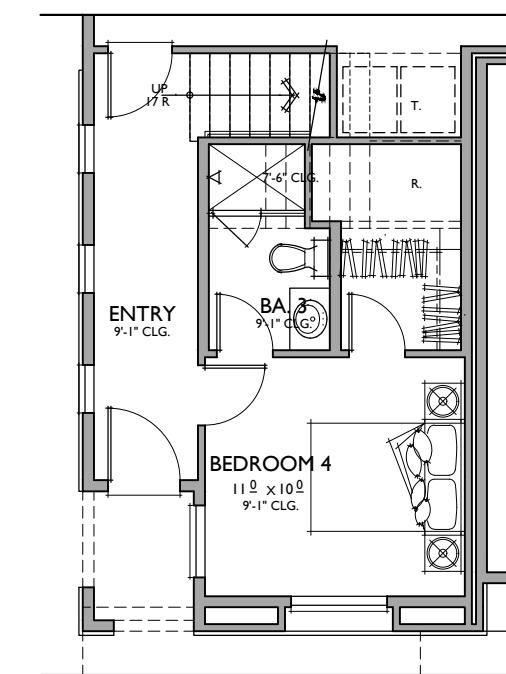
OPT. EXTENDED ISLAND

@ PLAN 4



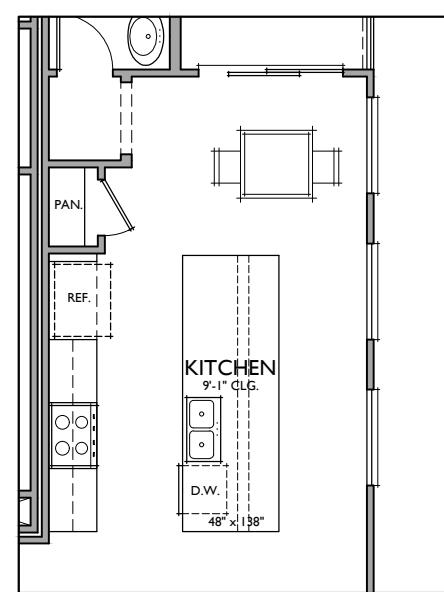
OPT. POWDER 2

@ PLAN 4



OPT. BEDROOM 4 & BATH 3

@ PLAN 4



OPT. EXTENDED ISLAND

@ PLAN I

BUILDING IA (PLANS 4A - 1A) Options ANNECY - DUPLEX

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Gilbert, Arizona

SCALE: 1/8" = 1'-0"

5 6 6 . 1 7 1 6 4

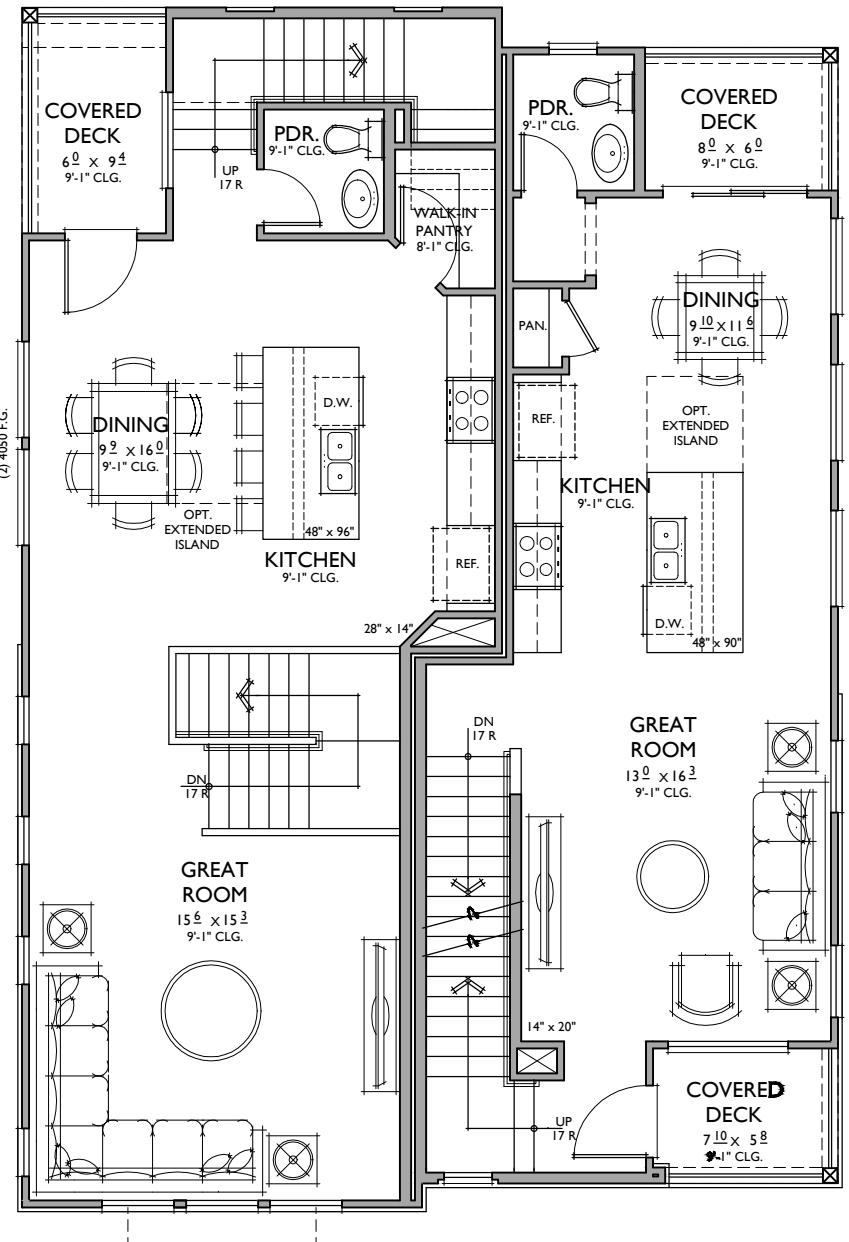
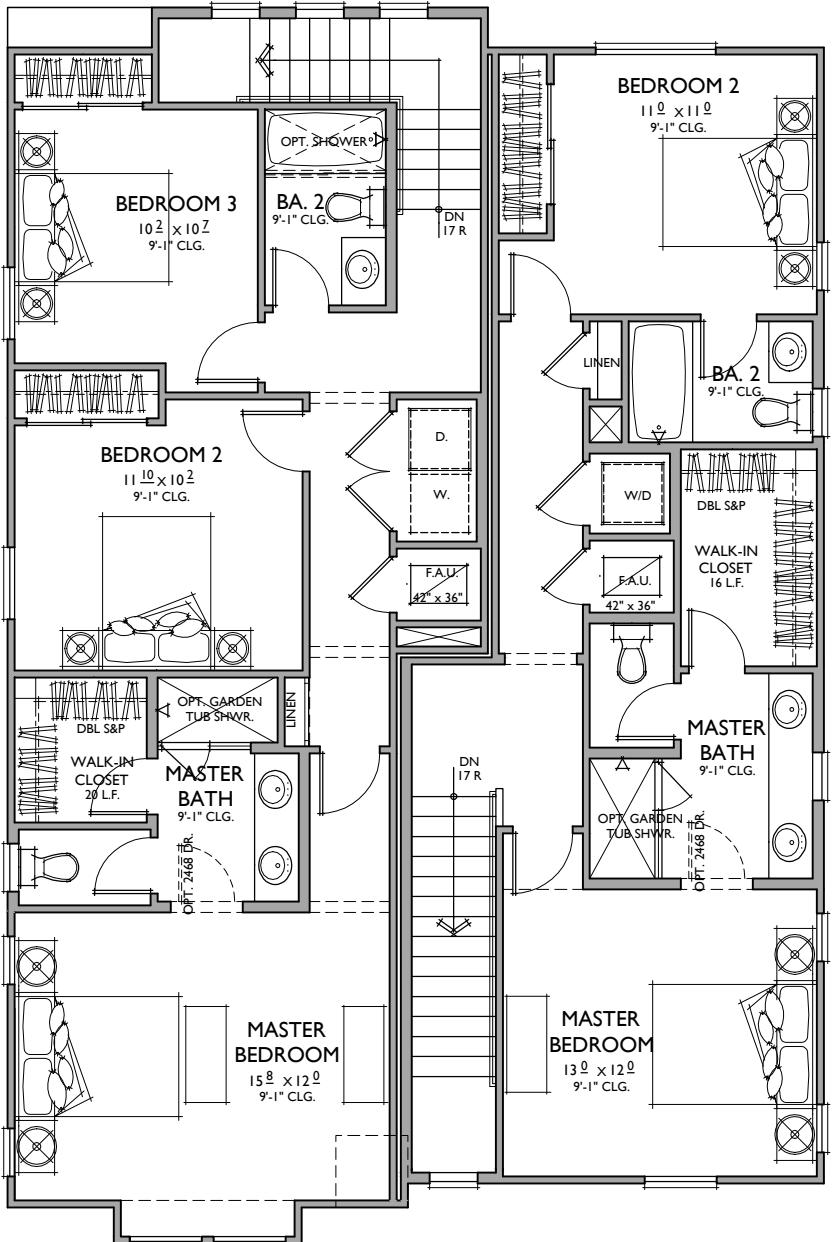
02.20.18

Maracay Homes

Choices for the way you want to live.



Exp. 06/30/19



PLAN 4B
PLAN 1B

1,990 SQ. FT.

TARGET: 2,000 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

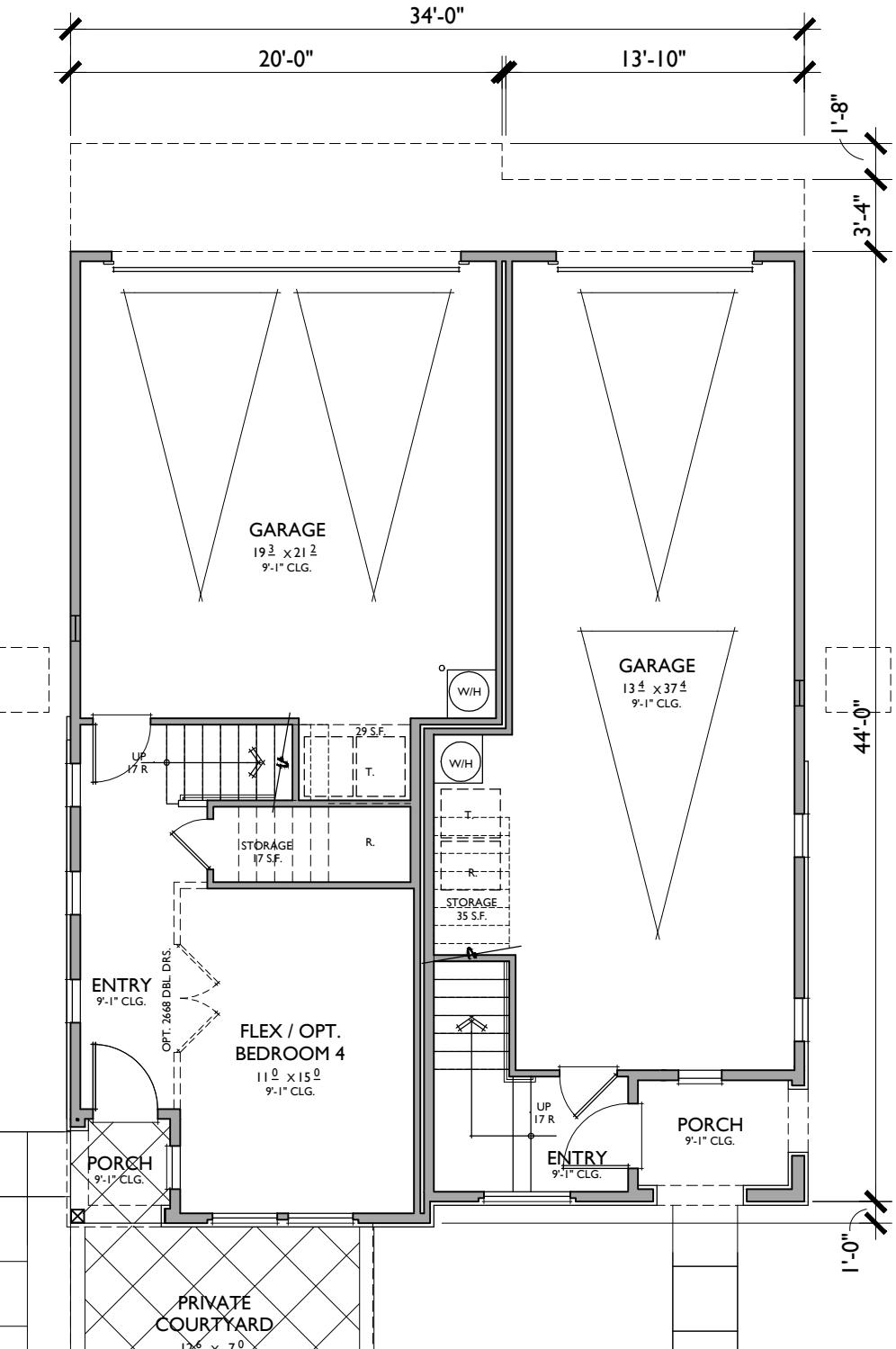
1ST FLOOR	357 SQ. FT.
2ND FLOOR	790 SQ. FT.
3RD FLOOR	843 SQ. FT.
TOTAL	1,990 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	22 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR AREA TABLE

1ST FLOOR	110 SQ. FT.
2ND FLOOR	647 SQ. FT.
3RD FLOOR	674 SQ. FT.
TOTAL	1,431 SQ. FT.
2 - CAR TANDEM	562 SQ. FT.
PORCH	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



PLAN 4

BUILDING 1B
(PLANS 4B - 1B)
Reflects Rural Mediterranean Elevation
ANNECY - DUPLEX

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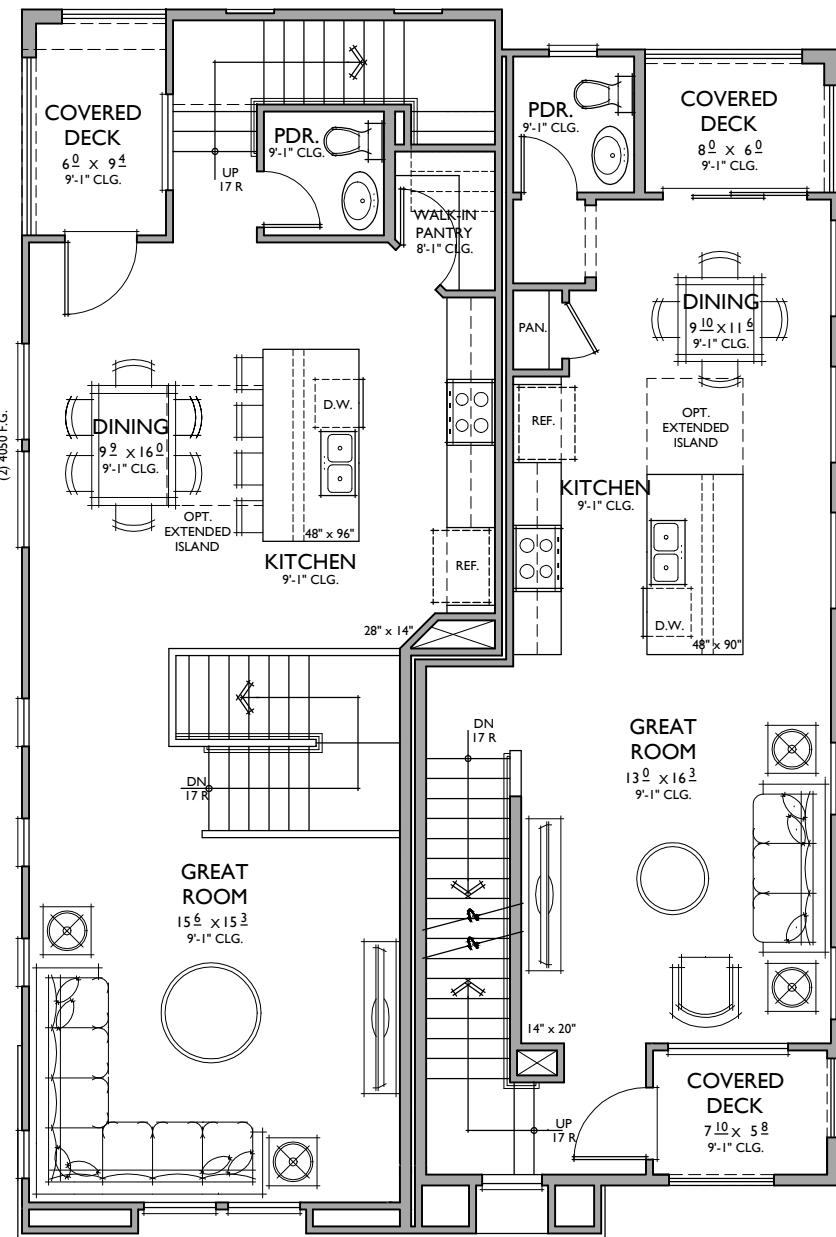
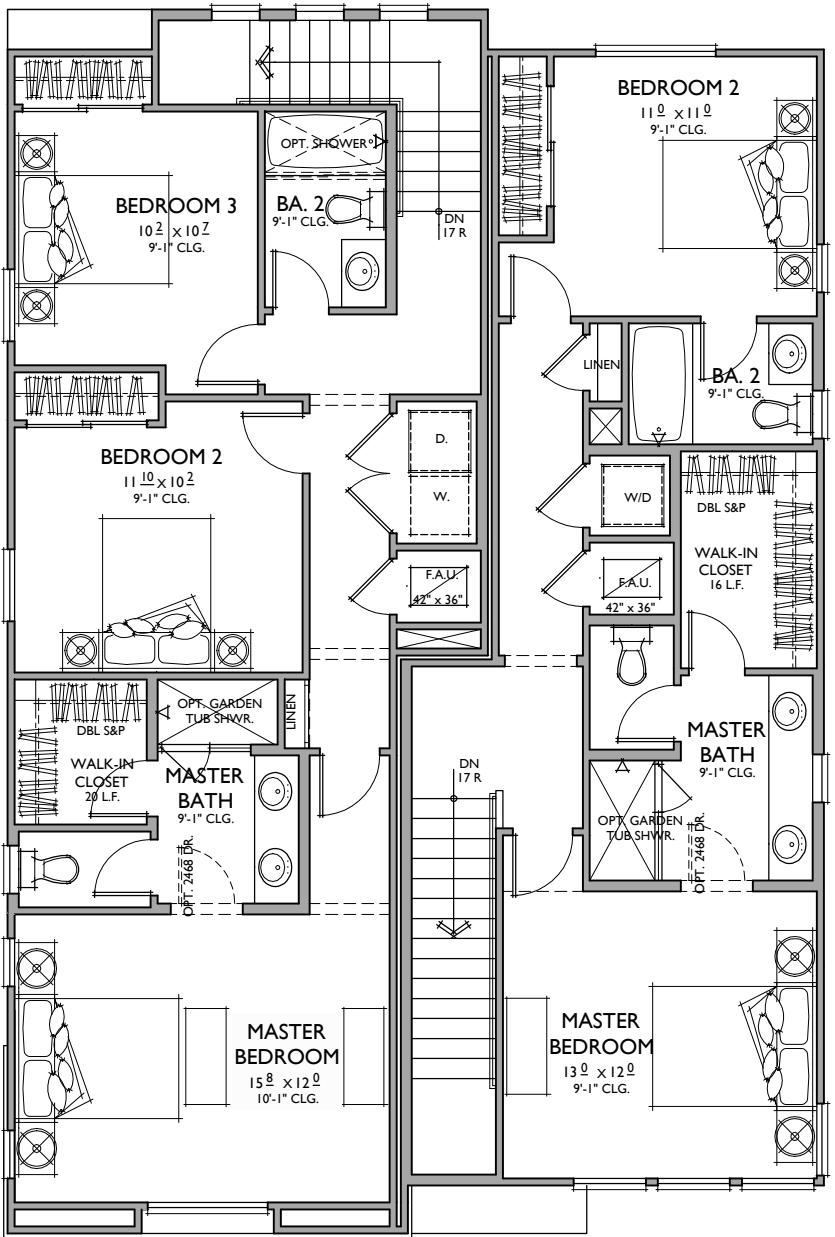
SCALE: 1/8" = 1'-0"

566.17164

02.20.18

Maracay Homes
Choices for the way you want to live.





PLAN 4C
1,978 SQ. FT.

TARGET: 2,000 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	357 SQ. FT.
2ND FLOOR	790 SQ. FT.
3RD FLOOR	831 SQ. FT.
TOTAL	1,978 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH	27 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

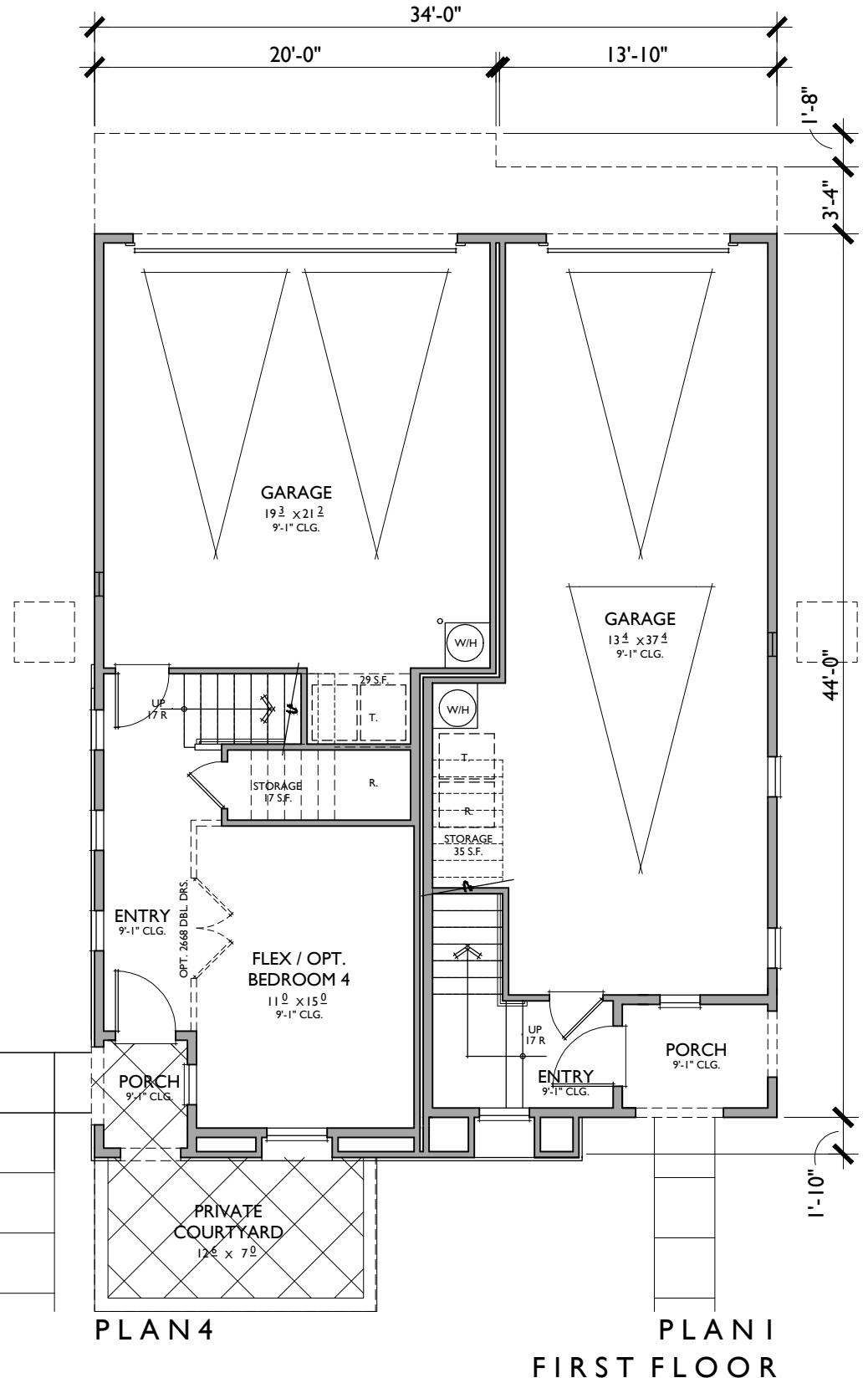
PLAN I C
1,431 SQ. FT.

TARGET: 1,450 SQ. FT.
2 BEDROOMS / 2.5 BATHS
2 - CAR TANDEM

FLOOR AREA TABLE

1ST FLOOR	110 SQ. FT.
2ND FLOOR	647 SQ. FT.
3RD FLOOR	674 SQ. FT.
TOTAL	1,431 SQ. FT.
2 - CAR TANDEM	562 SQ. FT.
PORCH	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



PLAN 4

**BUILDING I C
(PLANS 4C - IC)**
Reflects French Country Elevation

ANNECY - DUPLEX

Gilbert, Arizona

SCALE: 1/8" = 1'-0"

566.17164

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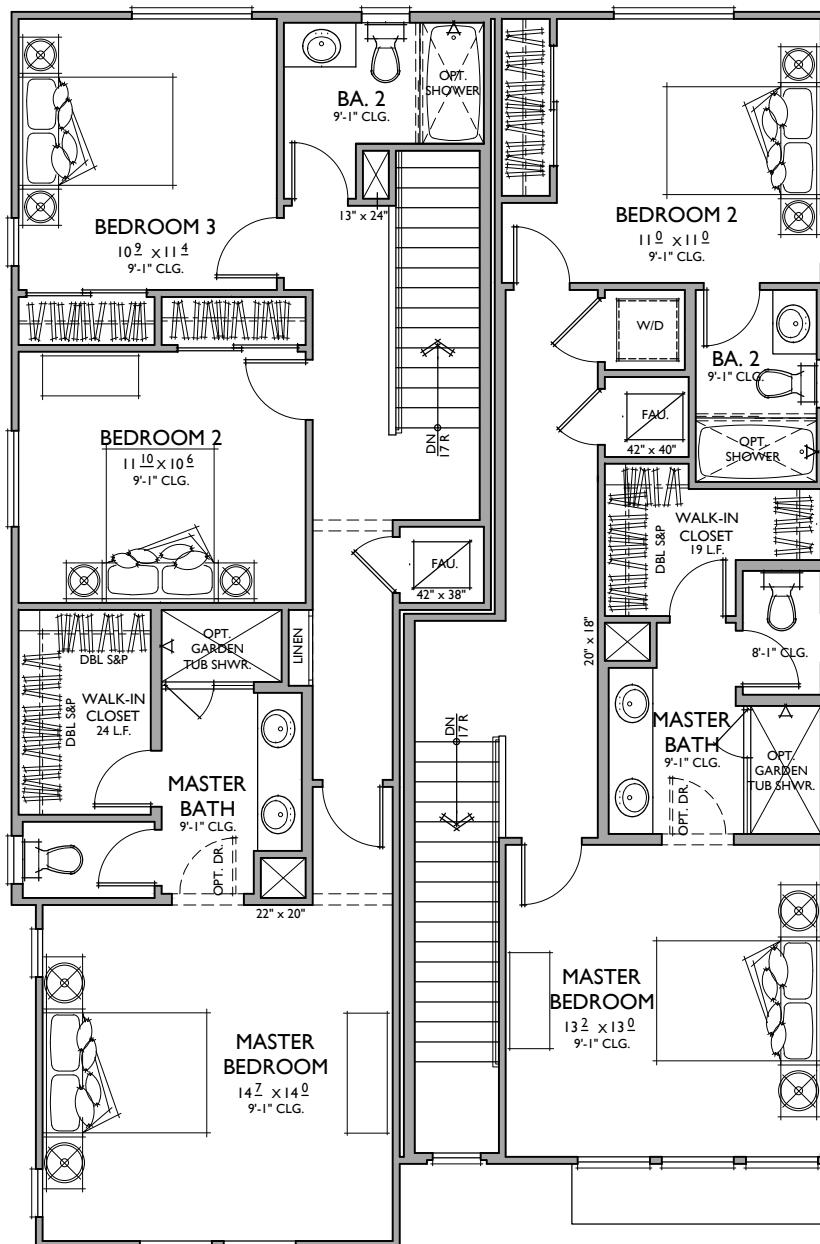
02.20.18

Maracay Homes

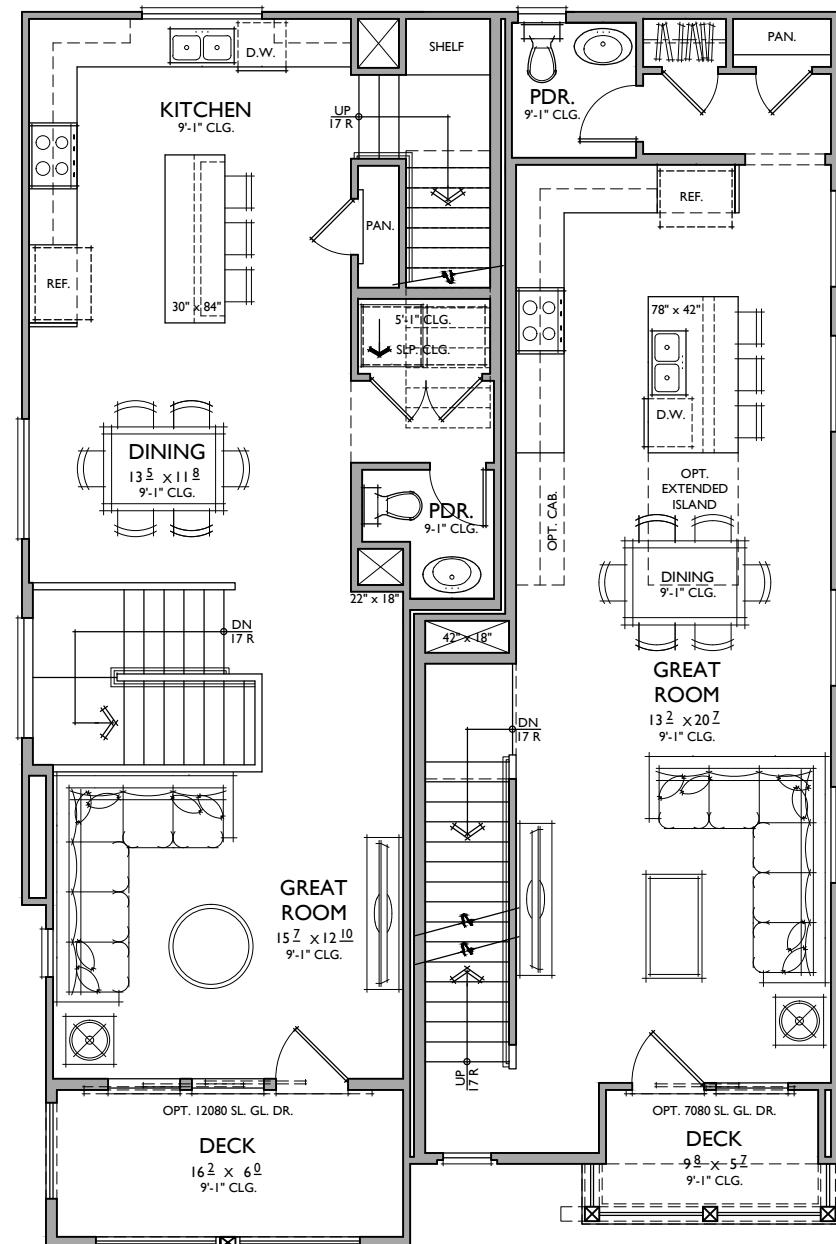
Choices for the way you want to live.



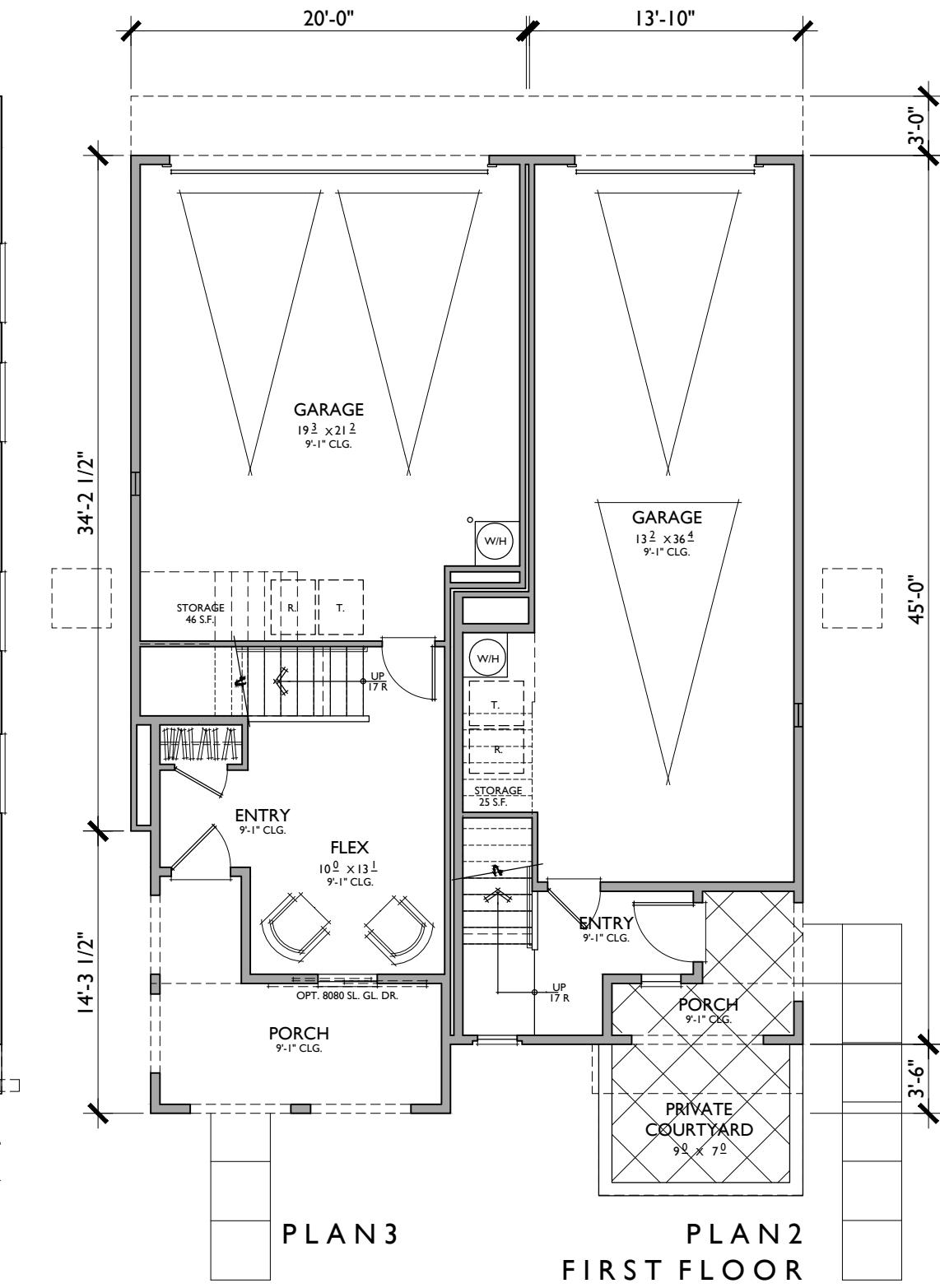
Exp. 06/30/19



THIRD FLOOR



SECOND FLOOR



PLAN 3A
1,882 SQ. FT.

TARGET: 1,900 SQ. FT.
3 BEDROOMS / 2.5 BATHS + FLEX + OPT. LOFT
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	274 SQ. FT.
2ND FLOOR	741 SQ. FT.
3RD FLOOR	867 SQ. FT.
TOTAL	1,882 SQ. FT.
2 - CAR GARAGE	481 SQ. FT.
PORCH	125 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2A
1,549 SQ. FT.

TARGET: 1,550 SQ. FT.
2 BEDROOMS / 2.5 BATHS
2 - CAR TANDEM

FLOOR AREA TABLE

1ST FLOOR	143 SQ. FT.
2ND FLOOR	723 SQ. FT.
3RD FLOOR	683 SQ. FT.
TOTAL	1,549 SQ. FT.
2 - CAR TANDEM	551 SQ. FT.
PORCH	56 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

BUILDING 2A
(PLANS 3A - 2A)

Reflects Spanish Elevation

ANNECY - DUPLEX

Gilbert, Arizona

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SCALE: 1/8" = 1'-0"

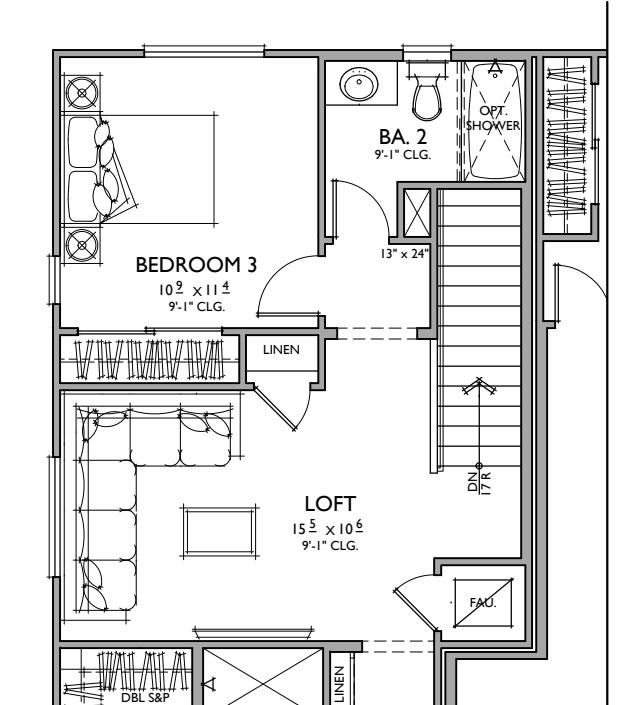
566.17164

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Maracay Homes
Choices for the way you want to live.



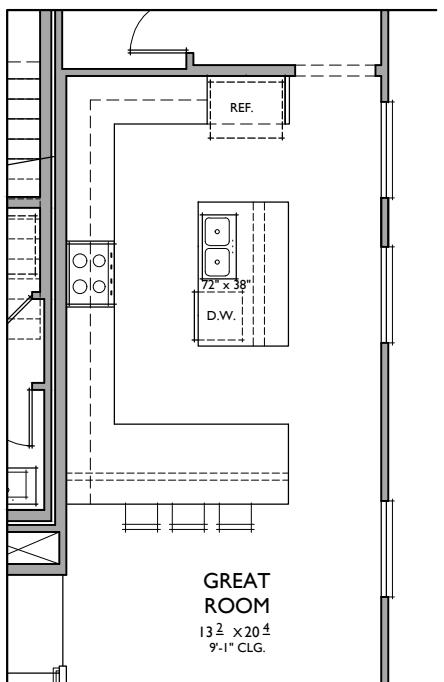
Exp. 06/30/19



OPT. LOFT

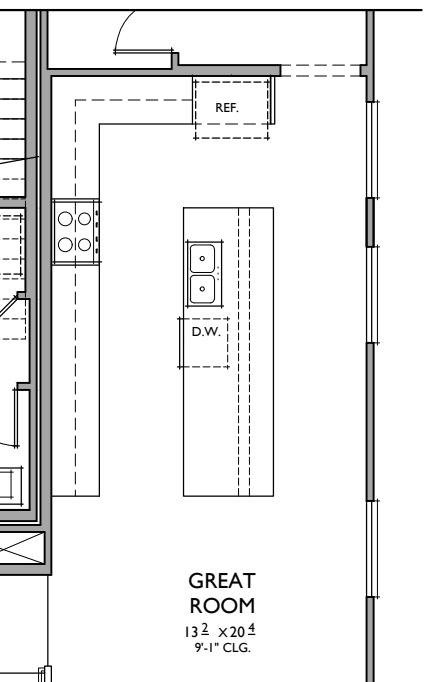
AT PLAN 3 IN LIEU OF BEDROOM 2

1/4"=1'-0"



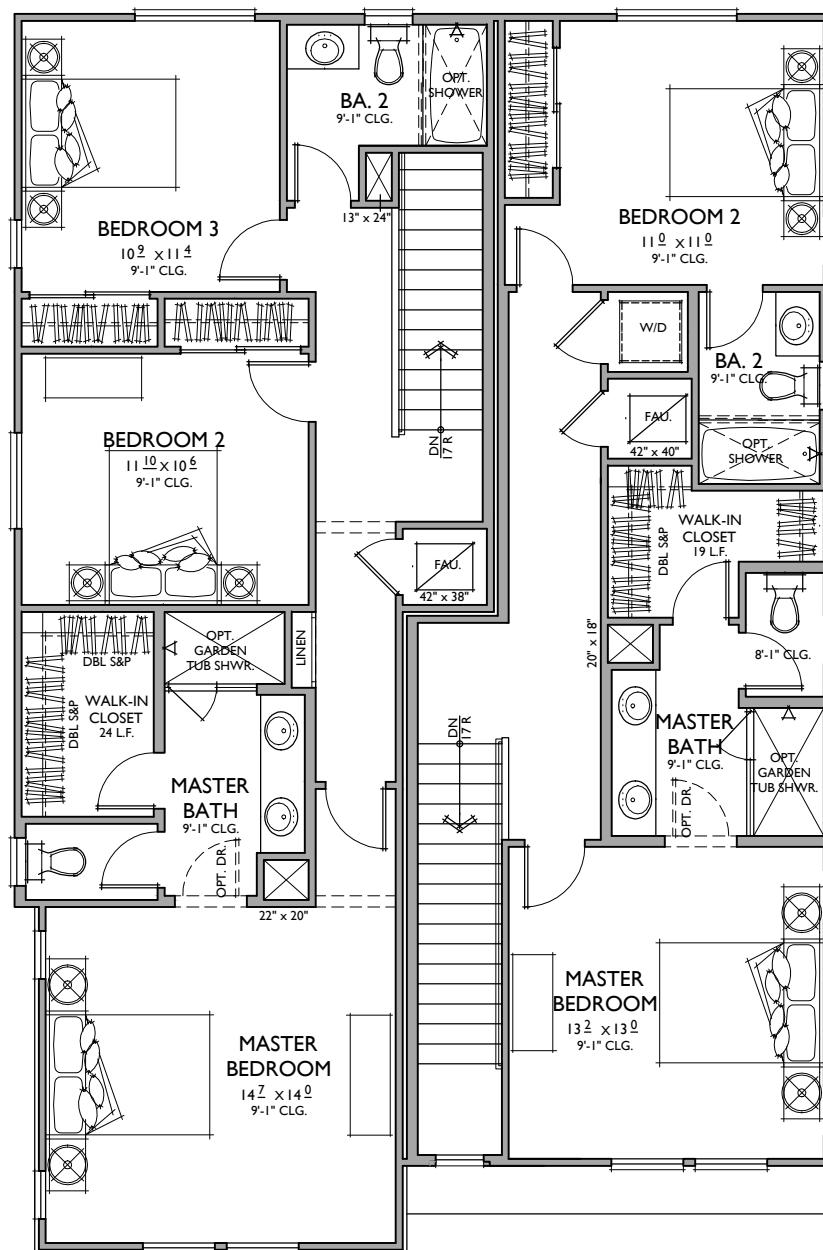
OPT. ISLAND

1/4"=1'-0"

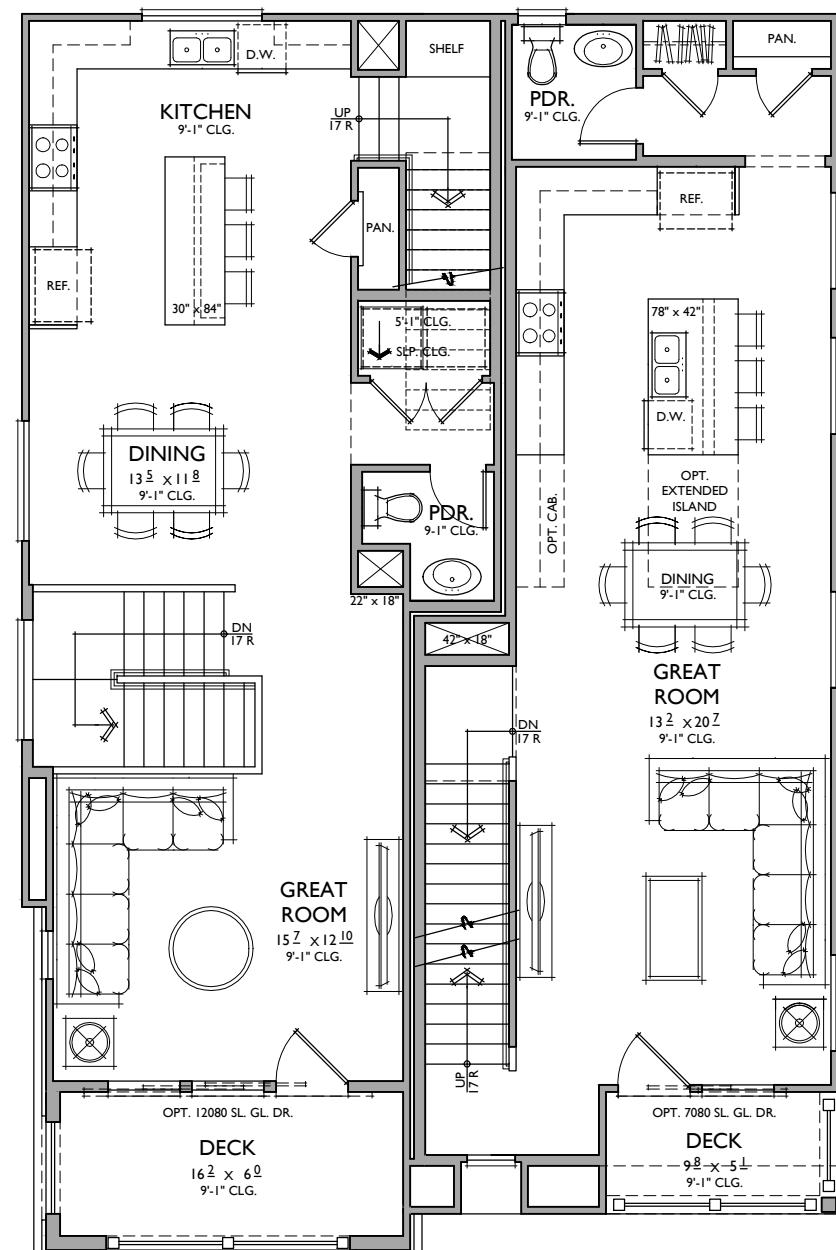


OPT. ISLAND

1/4"=1'-0"



PLAN 3
THIRD FLOOR



PLAN 3
SECOND FLOOR

PLAN 3B
1,882 SQ. FT.

TARGET: 1,900 SQ. FT.
3 BEDROOMS / 2.5 BATHS + FLEX + OPT. LOFT
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	274 SQ. FT.
2ND FLOOR	741 SQ. FT.
3RD FLOOR	867 SQ. FT.
TOTAL	1,882 SQ. FT.
2 - CAR GARAGE	481 SQ. FT.
PORCH	131 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

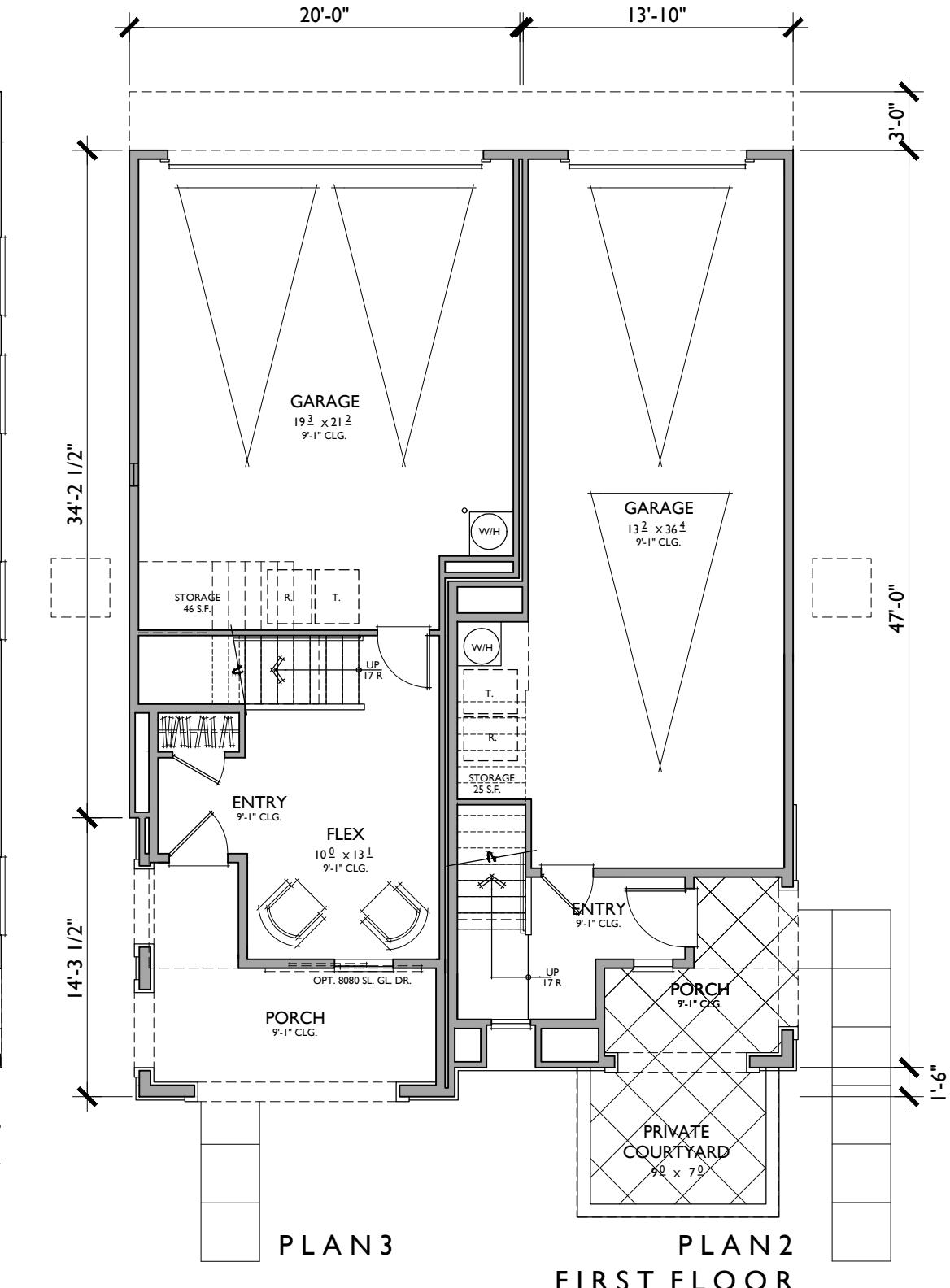
PLAN 2B
1,549 SQ. FT.

TARGET: 1,550 SQ. FT.
2 BEDROOMS / 2.5 BATHS
2 - CAR TANDEM

FLOOR AREA TABLE

1ST FLOOR	143 SQ. FT.
2ND FLOOR	723 SQ. FT.
3RD FLOOR	683 SQ. FT.
TOTAL	1,549 SQ. FT.
2 - CAR TANDEM	551 SQ. FT.
PORCH	75 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



PLAN 2
FIRST FLOOR

BUILDING 2B
(PLANS 3B - 2B)
Reflects Rural Mediterranean Elevation
ANNECY - DUPLEX

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SCALE: 1/8" = 1'-0"

566.17164

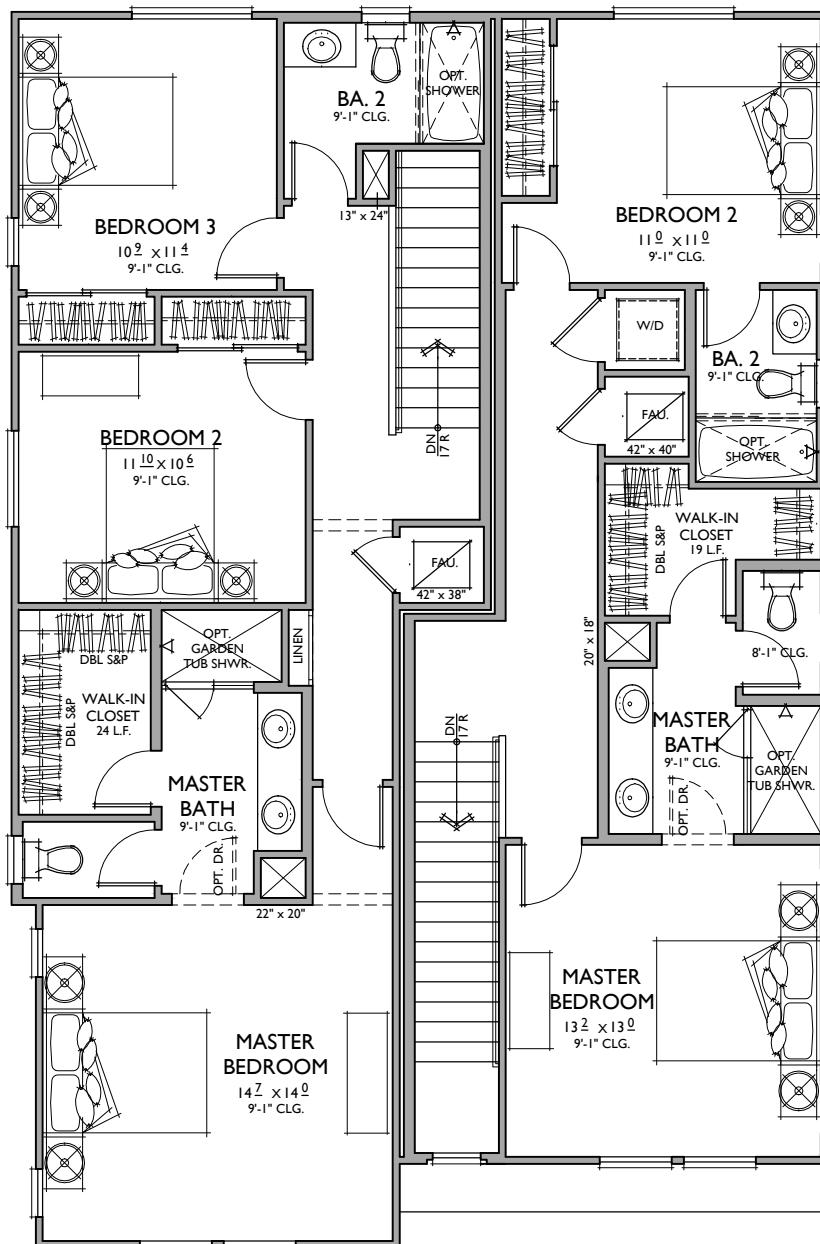
02.20.18

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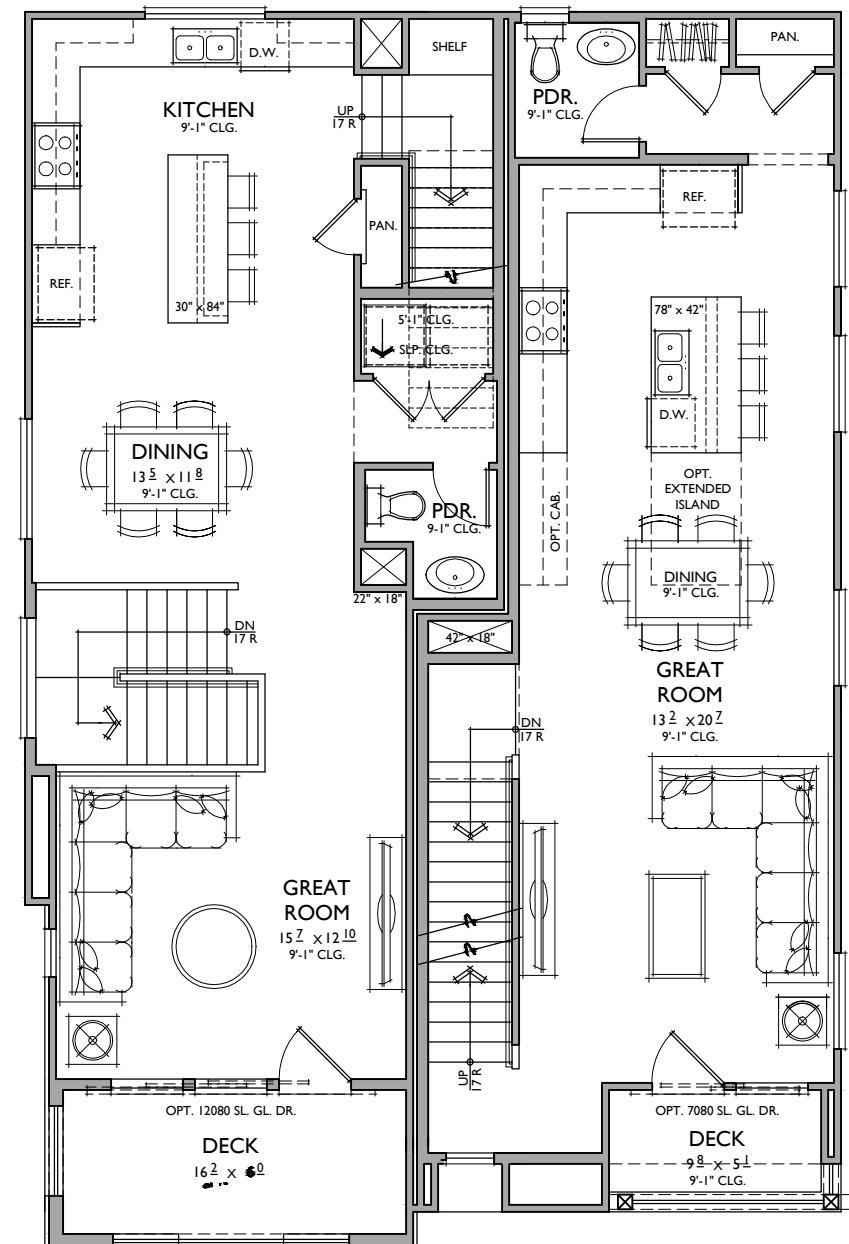
Choices for the way you want to live.



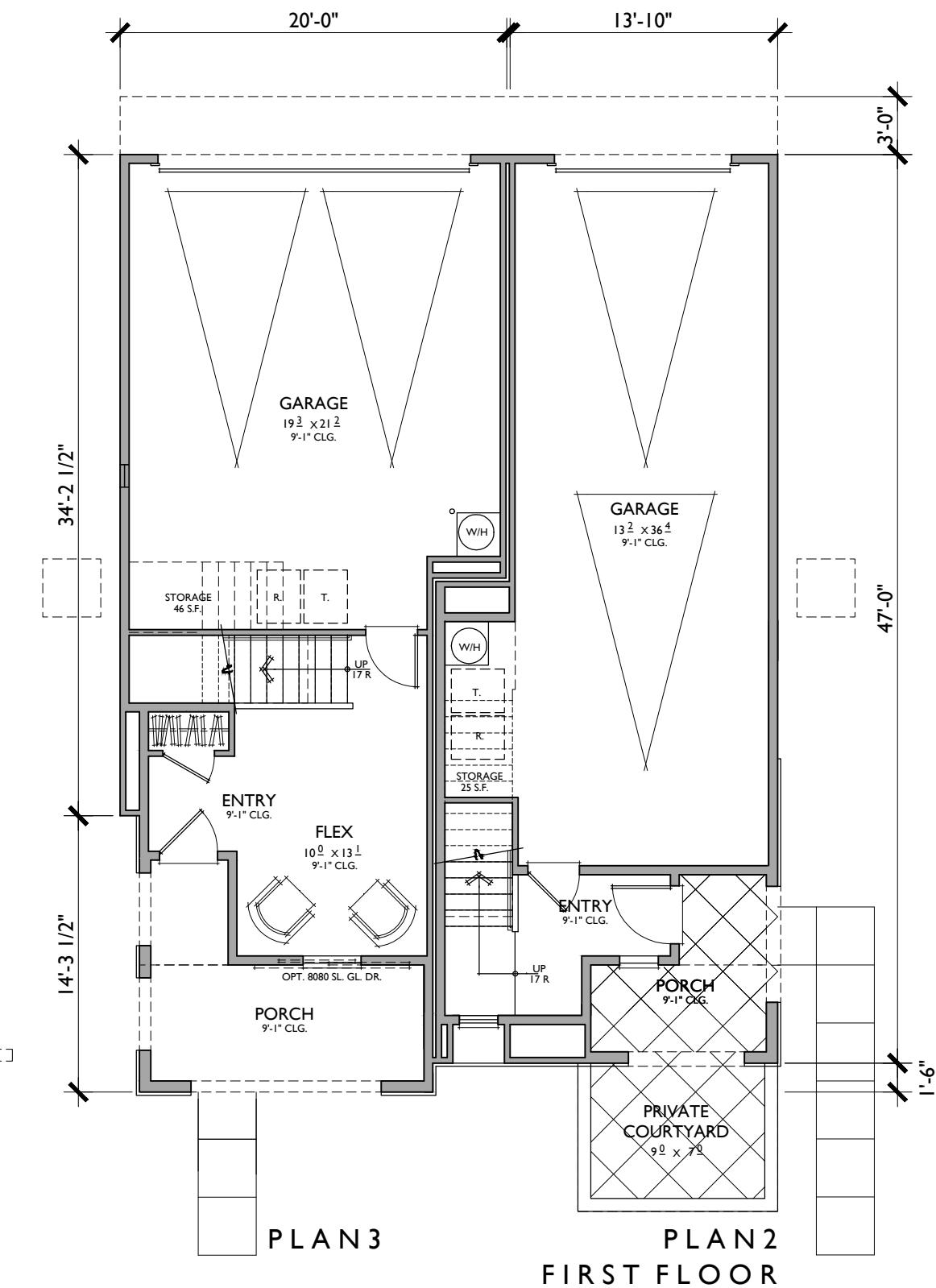
Exp. 06/30/19



PLAN 3
PLAN 2
THIRD FLOOR



PLAN 3
PLAN 2
SECOND FLOOR



PLAN 3
PLAN 2
FIRST FLOOR

PLAN 3C

1,882 SQ. FT.

TARGET: 1,900 SQ. FT.

3 BEDROOMS / 2.5 BATHS + FLEX + OPT. LOFT
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	274 SQ. FT.
2ND FLOOR	741 SQ. FT.
3RD FLOOR	867 SQ. FT.
TOTAL	1,882 SQ. FT.
2 - CAR GARAGE	481 SQ. FT.
PORCH	125 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2C

1,549 SQ. FT.

TARGET: 1,550 SQ. FT.

2 BEDROOMS / 2.5 BATHS
2 - CAR TANDEM

FLOOR AREA TABLE

1ST FLOOR	143 SQ. FT.
2ND FLOOR	723 SQ. FT.
3RD FLOOR	683 SQ. FT.
TOTAL	1,549 SQ. FT.
2 - CAR TANDEM	551 SQ. FT.
PORCH	75 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

BUILDING 2C (PLANS 3C - 2C)

Reflects French Country Elevation

ANNECY - DUPLEX

Gilbert, Arizona

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SCALE: 1/8" = 1'-0"

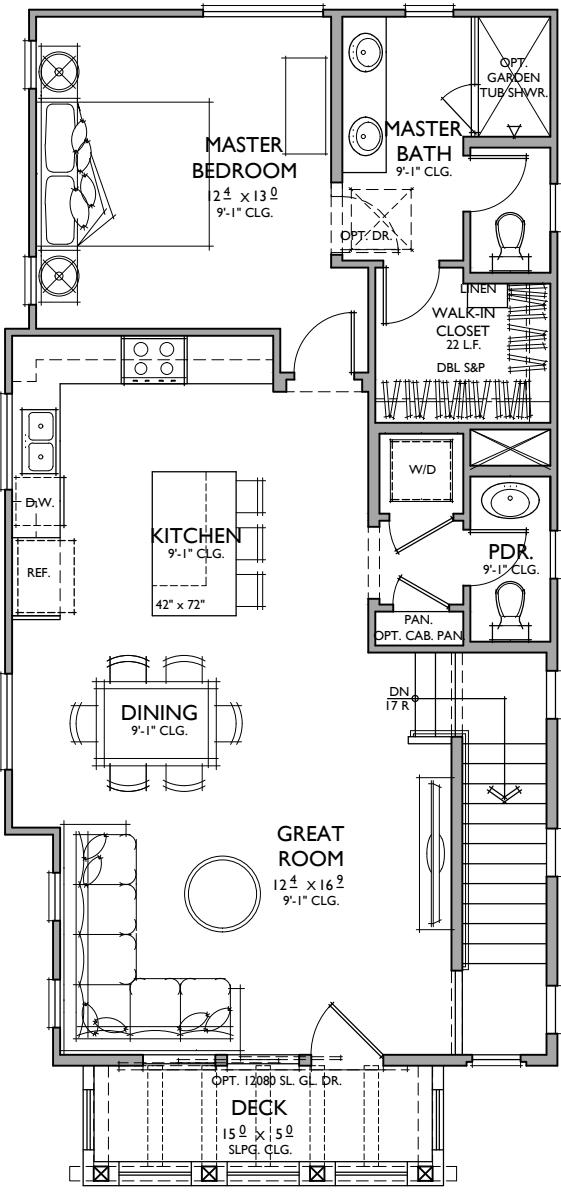
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02.20.18

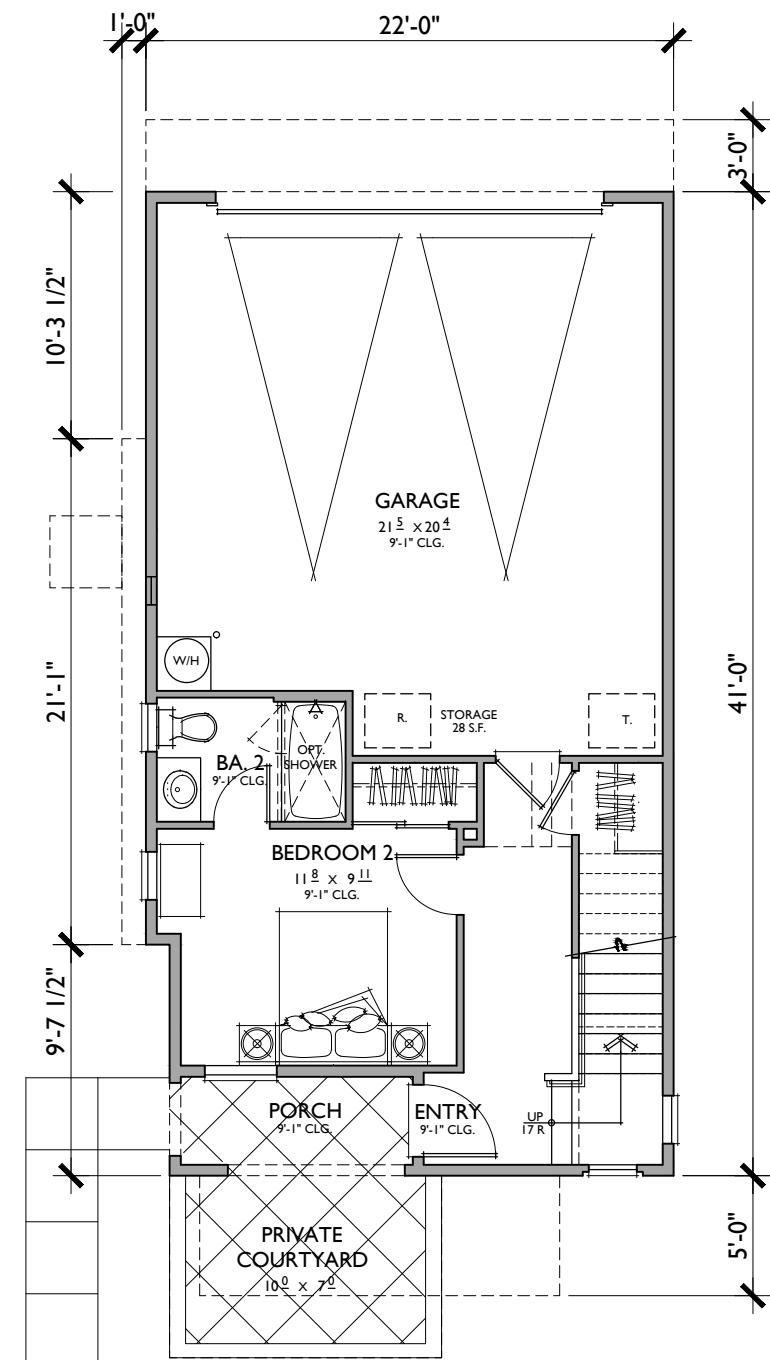
Maracay Homes
Choices for the way you want to live.



Exp. 06/30/19



SECOND FLOOR



FIRST FLOOR

PLAN 5A 1,261 SQ. FT.

TARGET: 1,300 SQ. FT.
2 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	357 SQ. FT.
2ND FLOOR	904 SQ. FT.
TOTAL	1,261 SQ. FT.
2 - CAR GARAGE	494 SQ. FT.
PORCH	42 SQ. FT.
DECK	75 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 5A
Reflects Spanish Elevation
ANNECY - SFD

Gilbert, Arizona

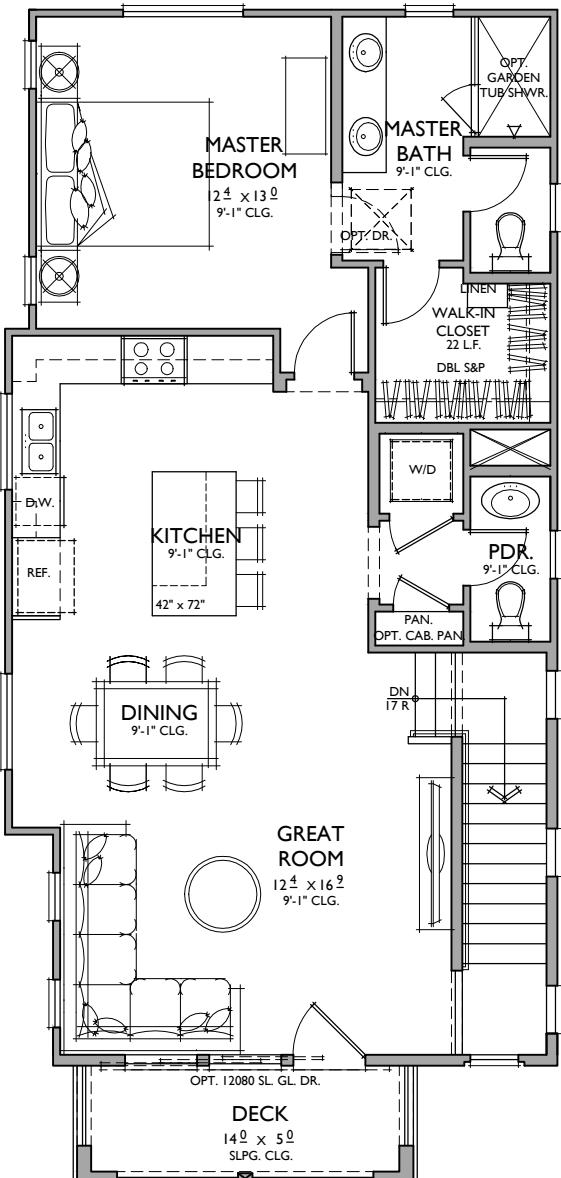
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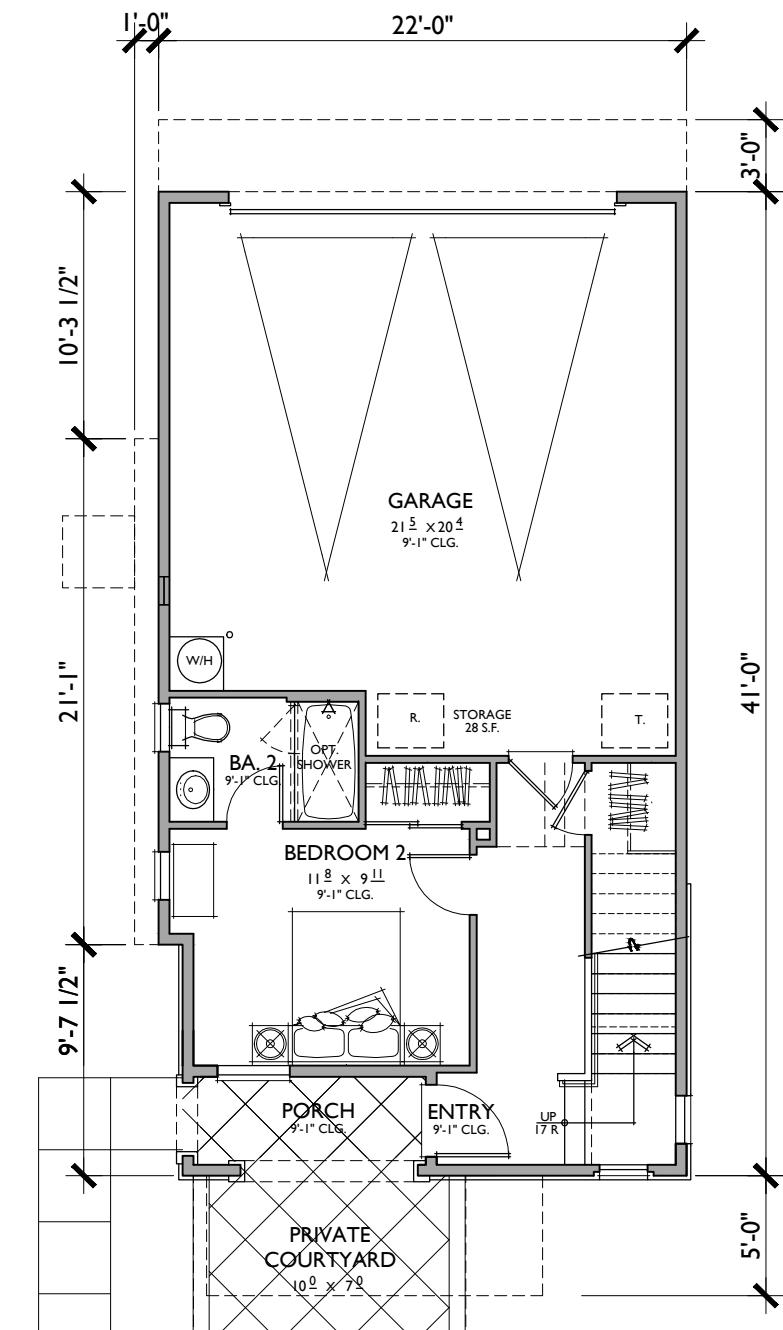
02.20.18

Maracay Homes
Choices for the way you want to live.





SECOND FLOOR



FIRST FLOOR

PLAN 5B 1,261 SQ. FT.

TARGET: 1,300 SQ. FT.
2 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	357 SQ. FT.
2ND FLOOR	904 SQ. FT.
TOTAL	1,261 SQ. FT.
2 - CAR GARAGE	494 SQ. FT.
PORCH	42 SQ. FT.
DECK	70 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 5B
Reflects Rural Mediterranean Elevation
ANNECY - SFD

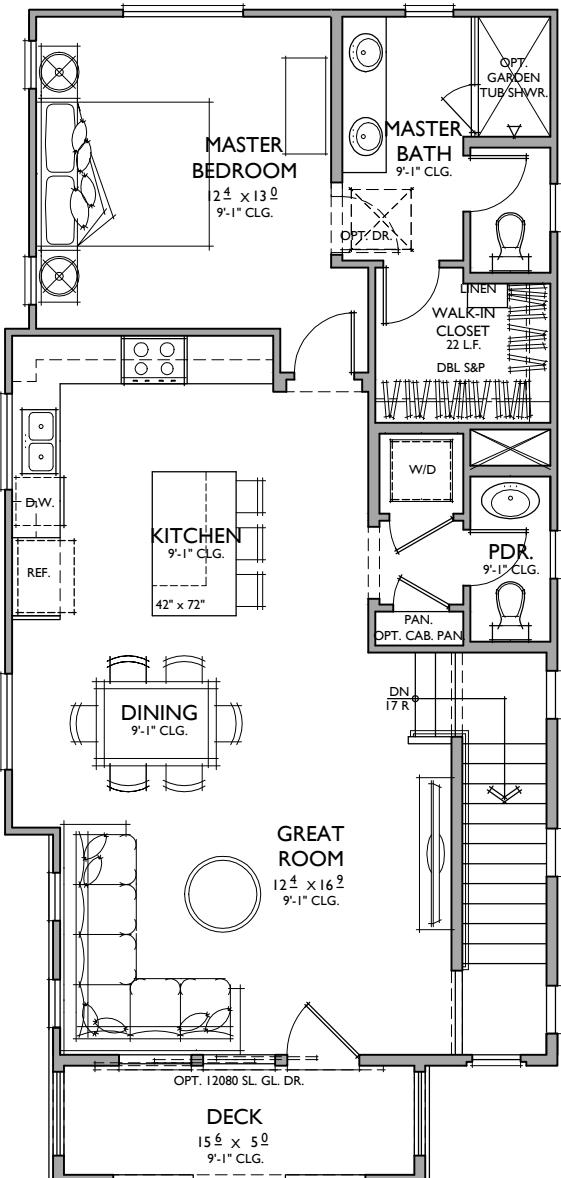
Gilbert, Arizona

SCALE: 1/8" = 1'-0"
566.17163

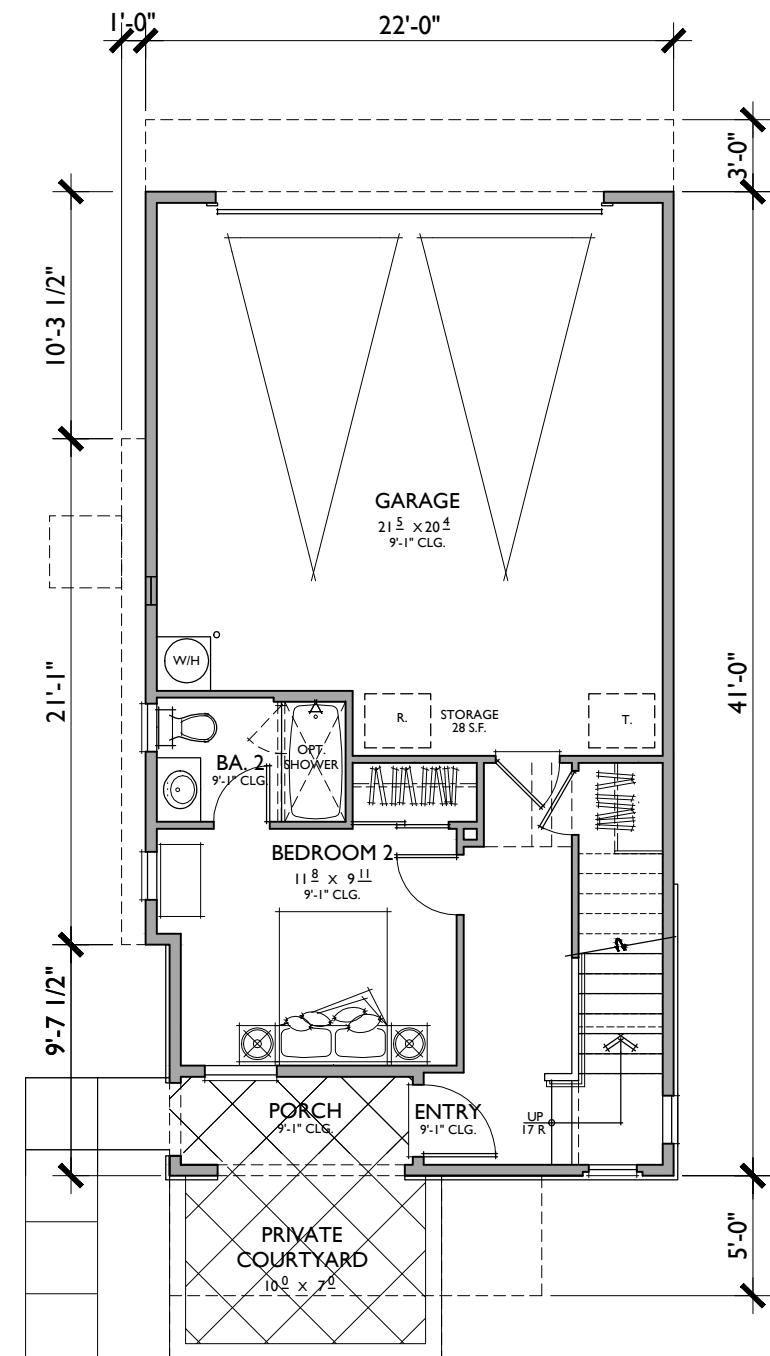
02.20.18

Maracay Homes
Choices for the way you want to live.





SECOND FLOOR



FIRST FLOOR

PLAN 5C 1,261 SQ. FT.

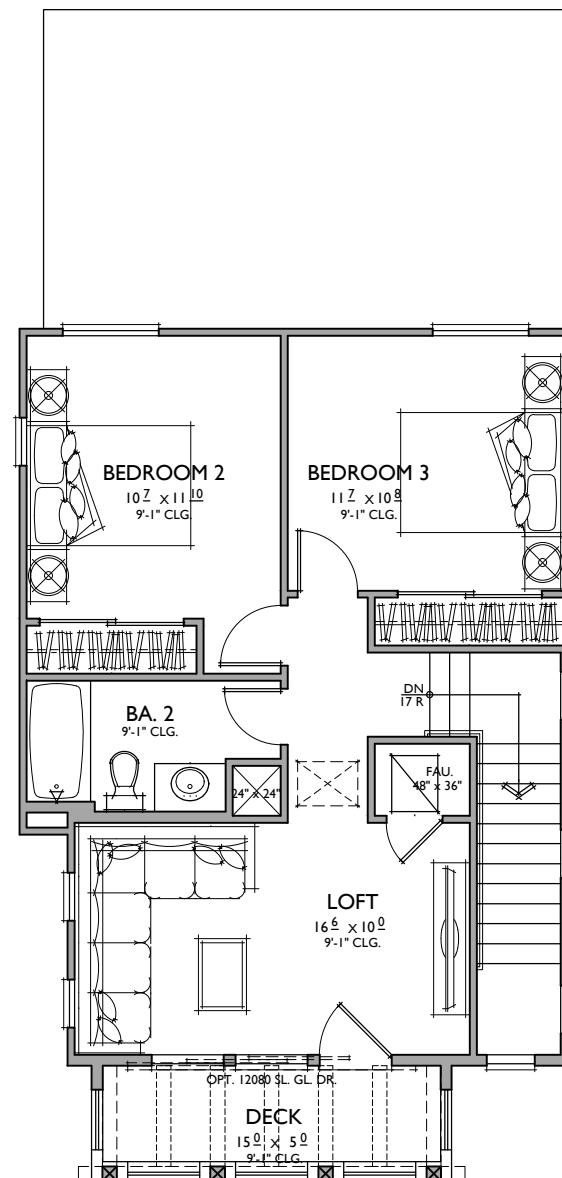
TARGET: 1,300 SQ. FT.
2 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

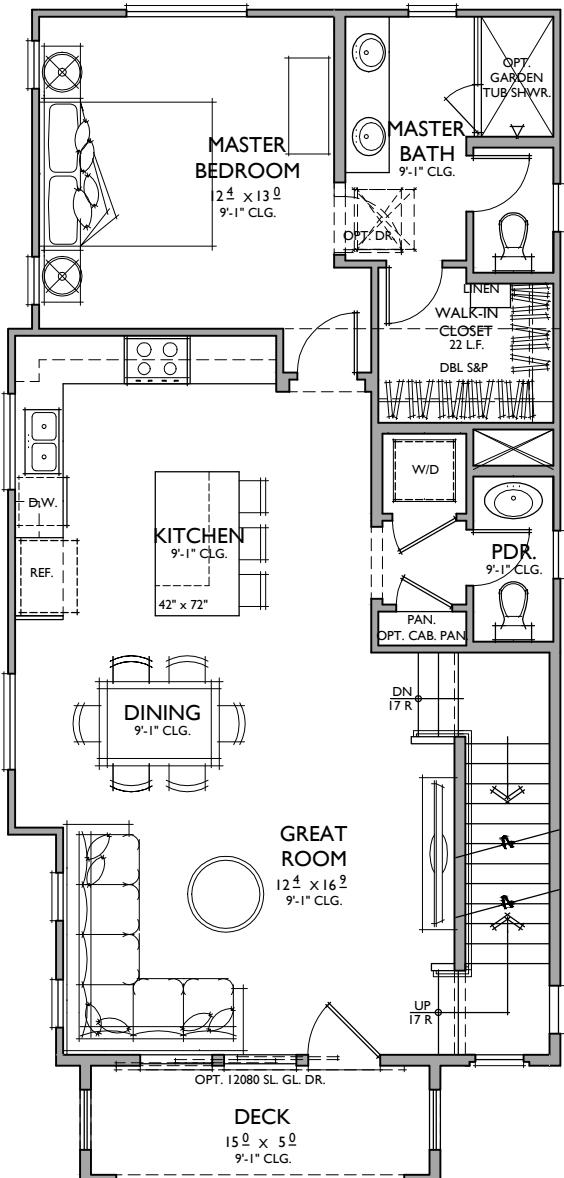
1ST FLOOR	357 SQ. FT.
2ND FLOOR	904 SQ. FT.
TOTAL	1,261 SQ. FT.
2 - CAR GARAGE	494 SQ. FT.
PORCH	42 SQ. FT.
DECK	78 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

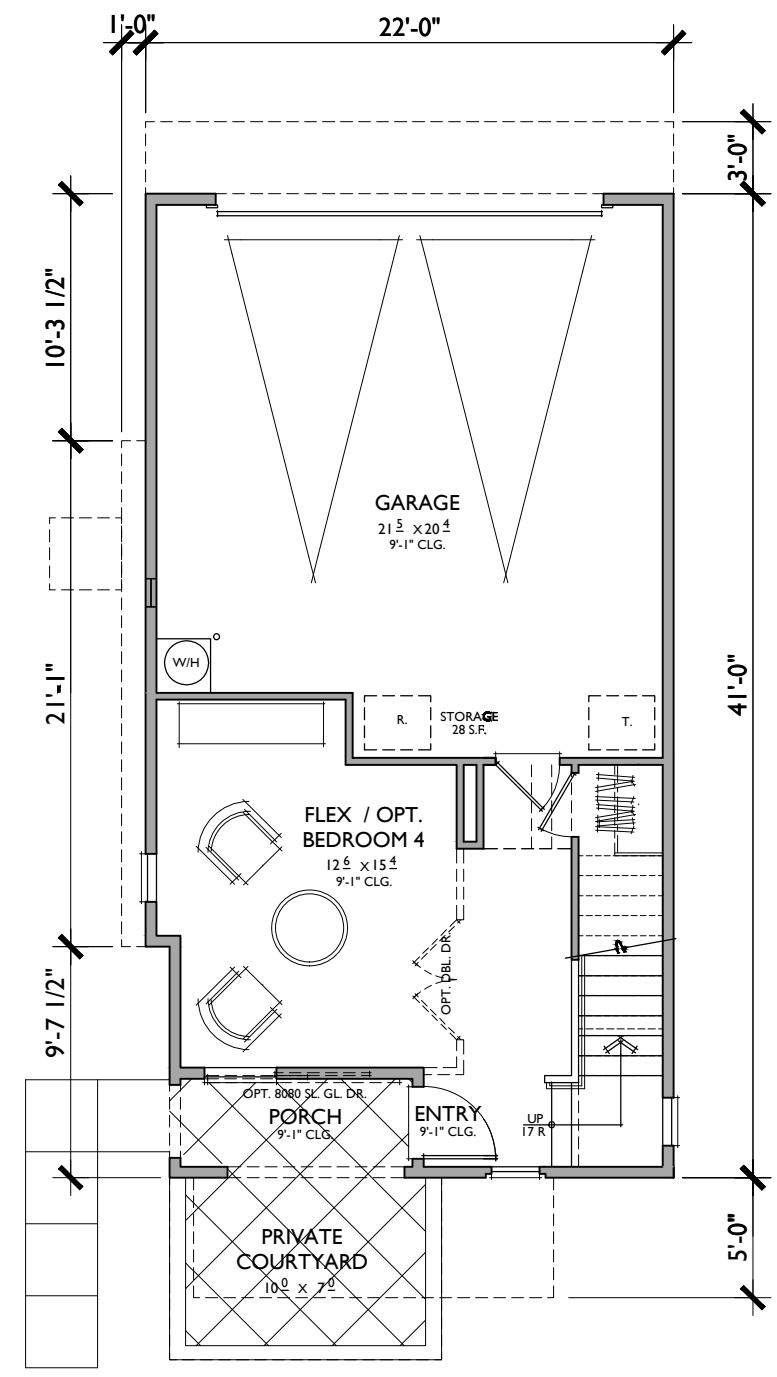




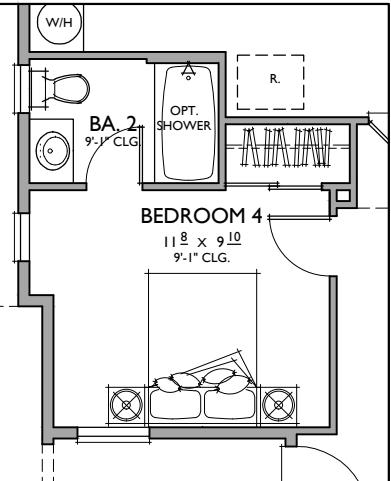
THIRD FLOOR



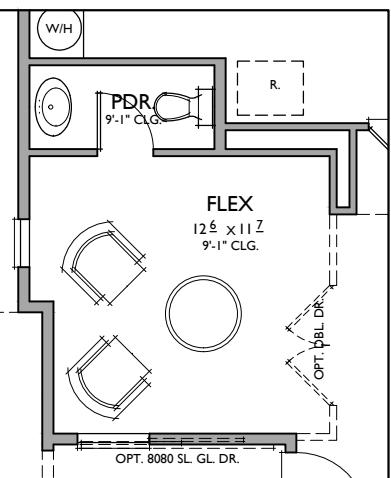
SECOND FLOOR



FIRST FLOOR



OPT. BEDROOM 4 & BATH 3
IN LIEU OF FLEX ROOM



OPT. POWDER
AT FLEX ROOM

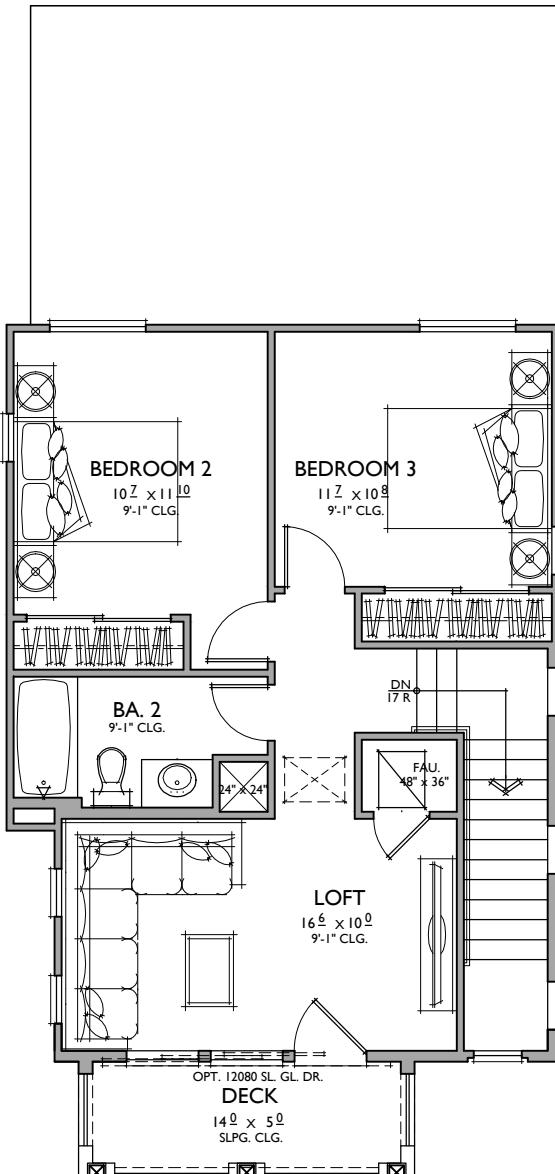
PLAN 5XA 1,946 SQ. FT.

TARGET: 1,900 SQ. FT.
3 BEDROOMS / 2.5 BATHS + LOFT + FLEX / OPT.
BEDROOM 4
2 - CAR GARAGE

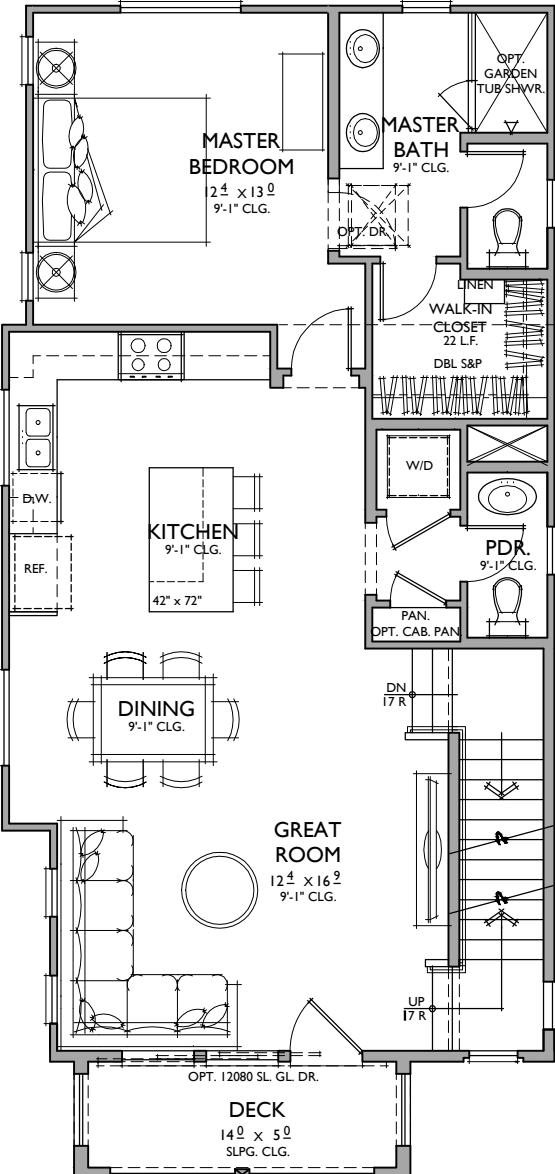
FLOOR AREA TABLE

1ST FLOOR	357 SQ. FT.
2ND FLOOR	979 SQ. FT.
3RD FLOOR	610 SQ. FT.
TOTAL	1,946 SQ. FT.
2 - CAR TANDEM	494 SQ. FT.
PORCH	42 SQ. FT.
DECK	#####

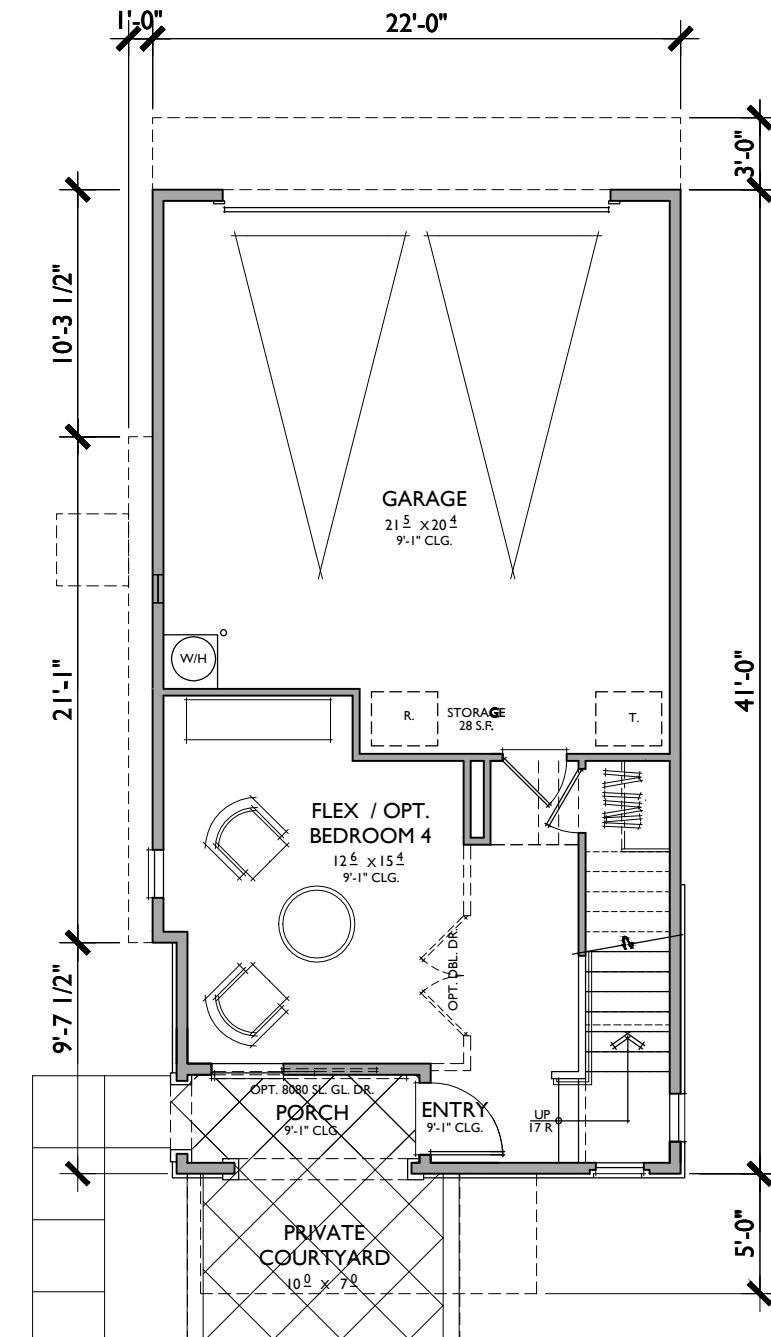
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 5XB 1,946 SQ. FT.

TARGET: 1,900 SQ. FT.
3 BEDROOMS / 2.5 BATHS + LOFT + FLEX / OPT.
BEDROOM 4
2 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	357 SQ. FT.
2ND FLOOR	979 SQ. FT.
3RD FLOOR	610 SQ. FT.
TOTAL	1,946 SQ. FT.
2 - CAR TANDEM	494 SQ. FT.
PORCH	42 SQ. FT.
DECK	42 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 5XB
Reflects Rural Mediterranean Elevation
ANNECY - SFD

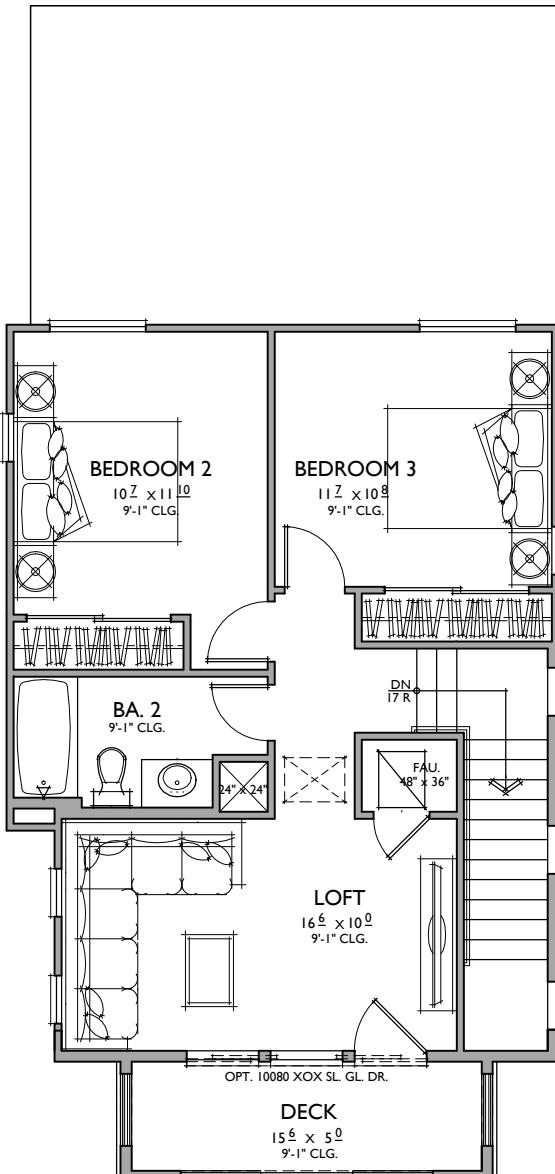
Gilbert, Arizona

SCALE: 1/8" = 1'-0"
566.17163

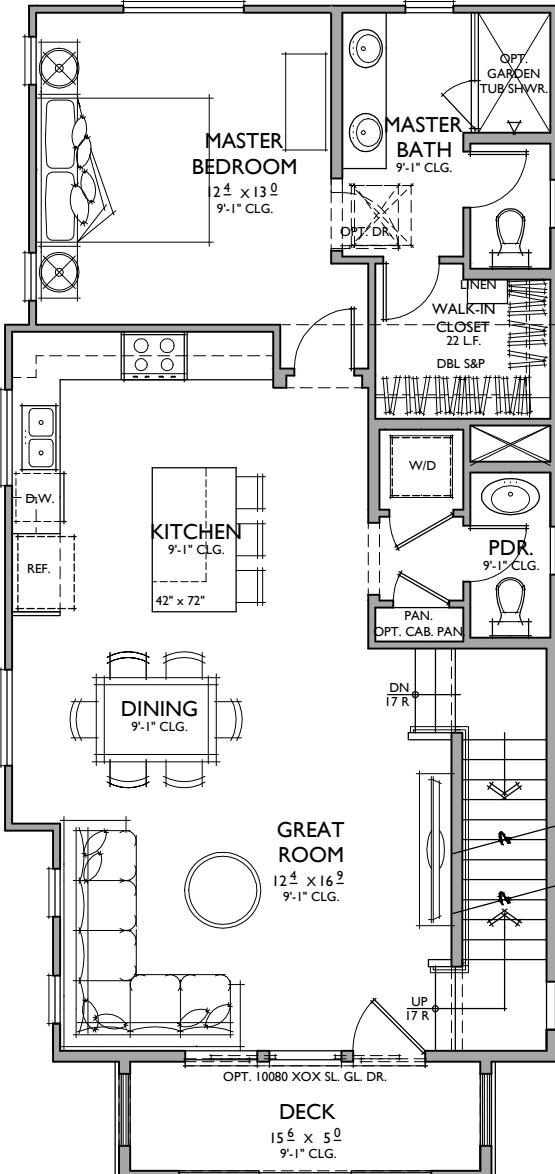
02.20.18

Maracay Homes
Choices for the way you want to live.

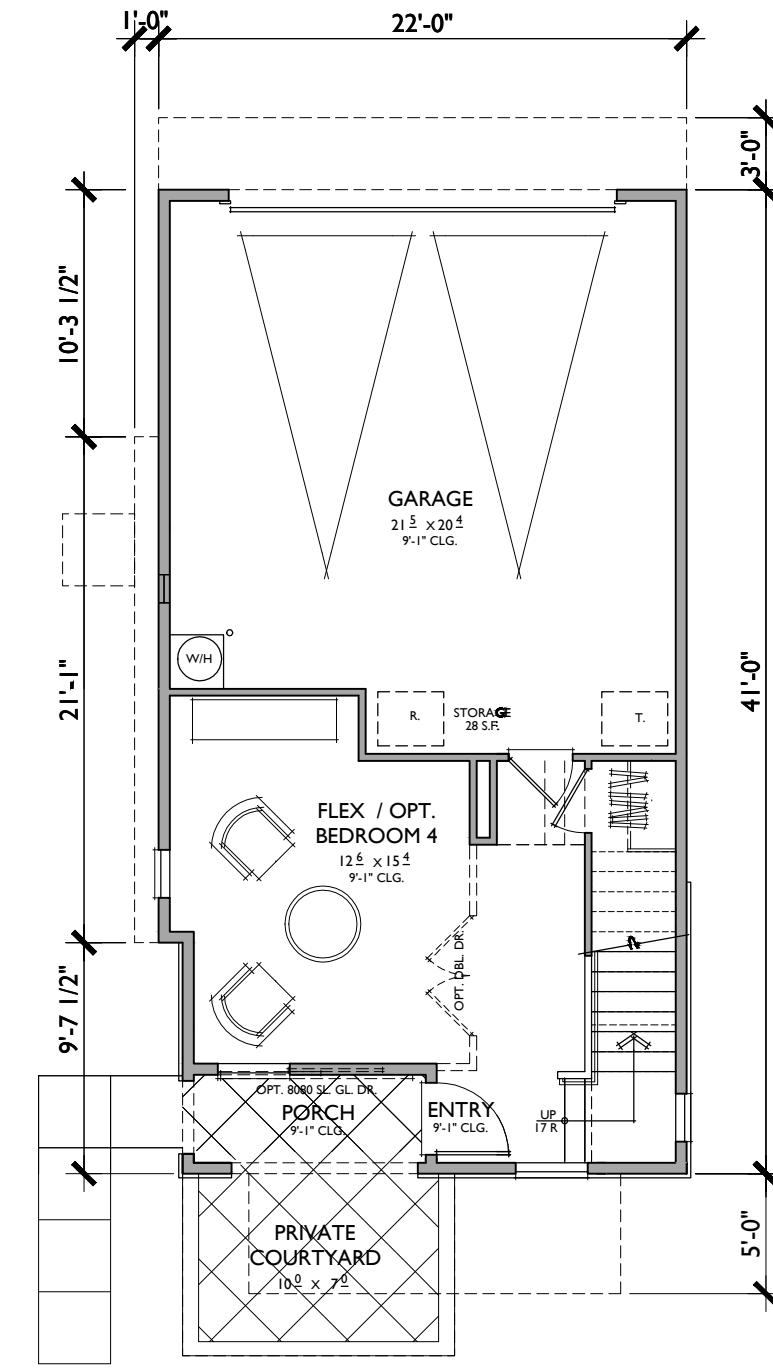




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 5XC 1,946 SQ. FT.

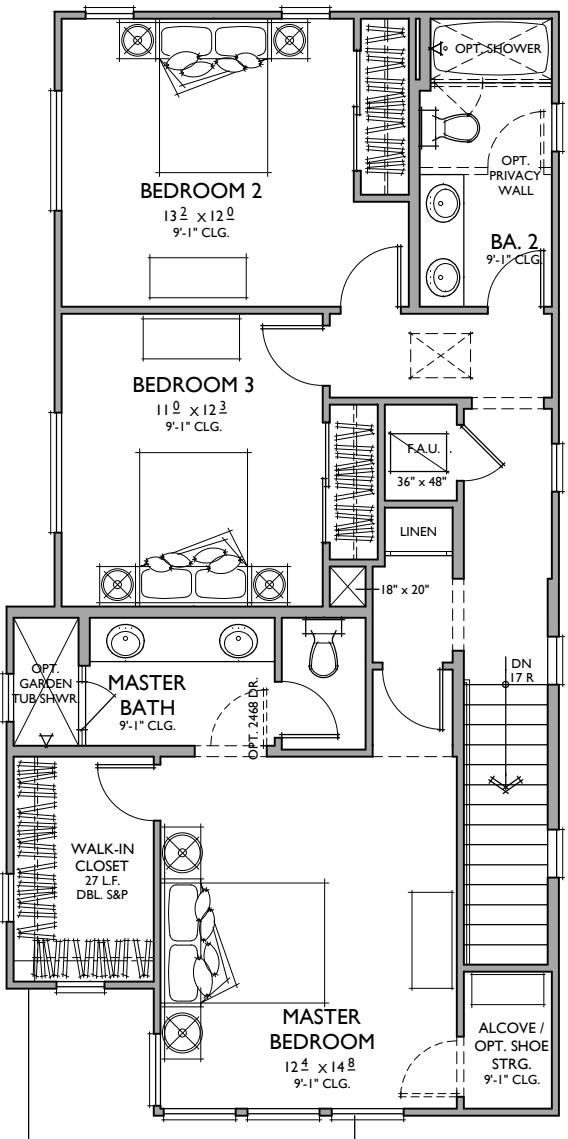
TARGET: 1,900 SQ. FT.
3 BEDROOMS / 2.5 BATHS + LOFT + FLEX / OPT.
BEDROOM 4
2 - CAR GARAGE

FLOOR AREA TABLE

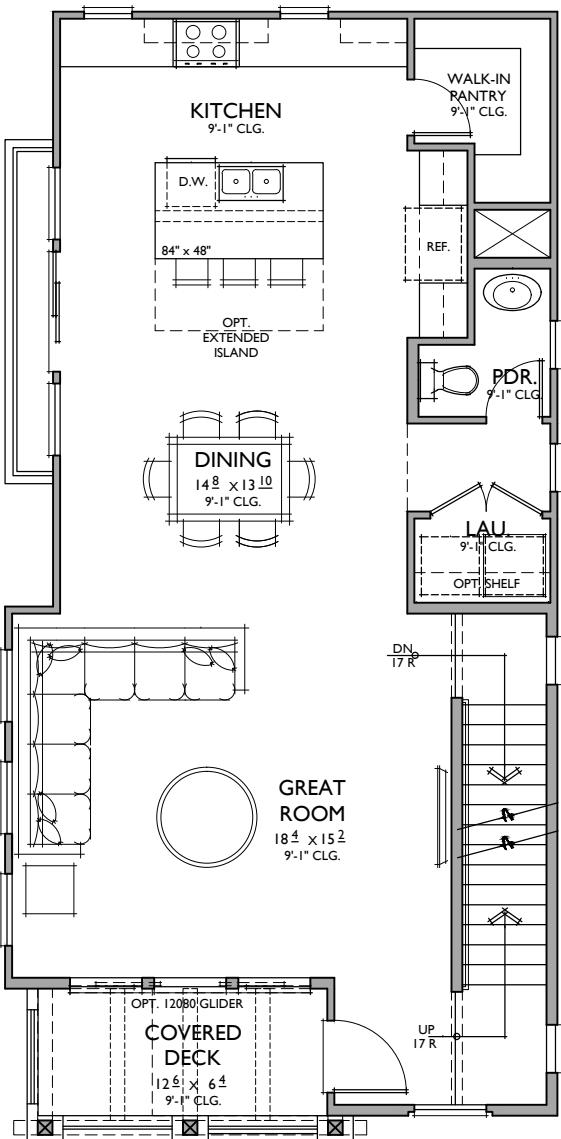
1ST FLOOR	357 SQ. FT.
2ND FLOOR	979 SQ. FT.
3RD FLOOR	610 SQ. FT.
TOTAL	1,946 SQ. FT.
2 - CAR TANDEM	494 SQ. FT.
PORCH	42 SQ. FT.
DECK	42 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

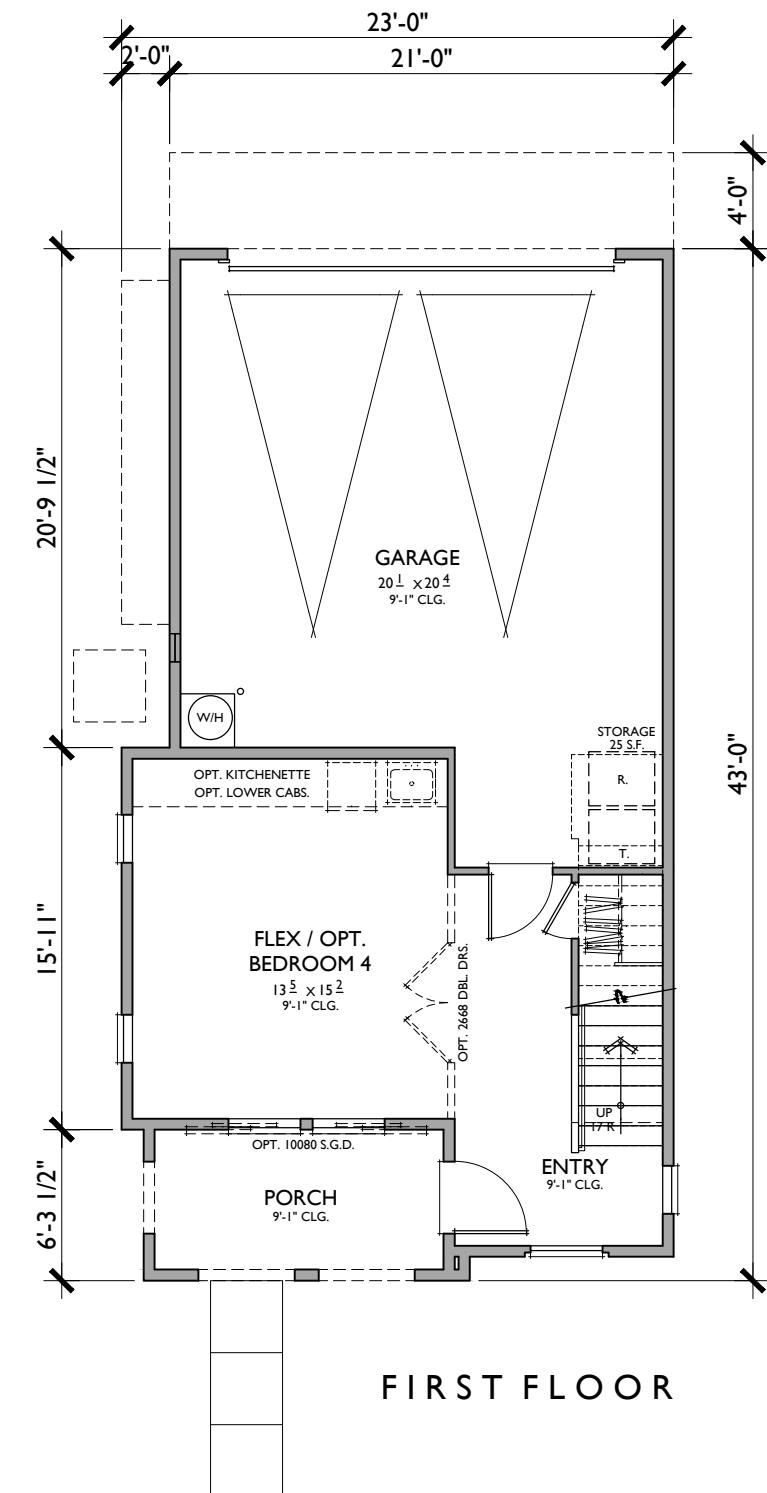




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

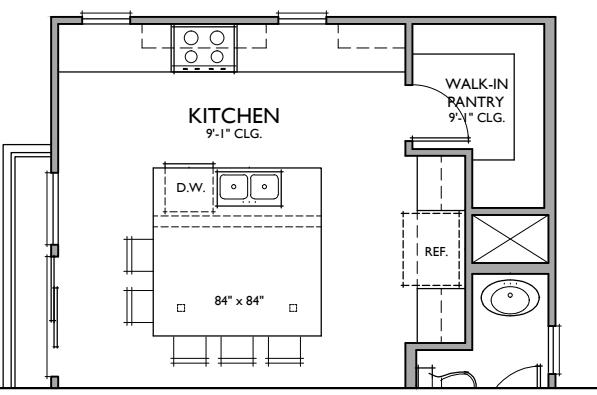
PLAN 6A
2,258 SQ. FT.
TARGET: 2,100 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

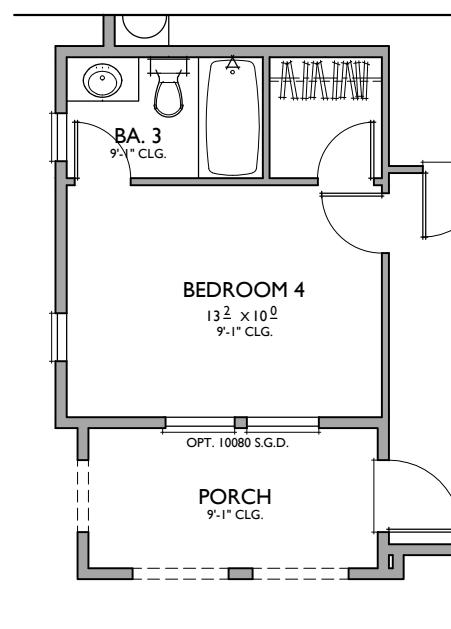
1ST FLOOR	391 SQ. FT.
2ND FLOOR	937 SQ. FT.
3RD FLOOR	930 SQ. FT.
TOTAL	2,258 SQ. FT.
2 - CAR GARAGE	482 SQ. FT.
PORCH	79 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

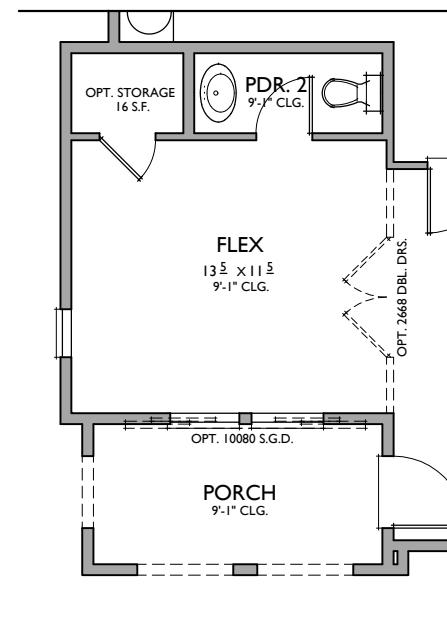




OPT. EXTENDED ISLAND



OPT. BED. 4 & BA. 3



OPT. POWDER 2

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PLAN 6
Options
ANNECY - SFD

Gilbert, Arizona

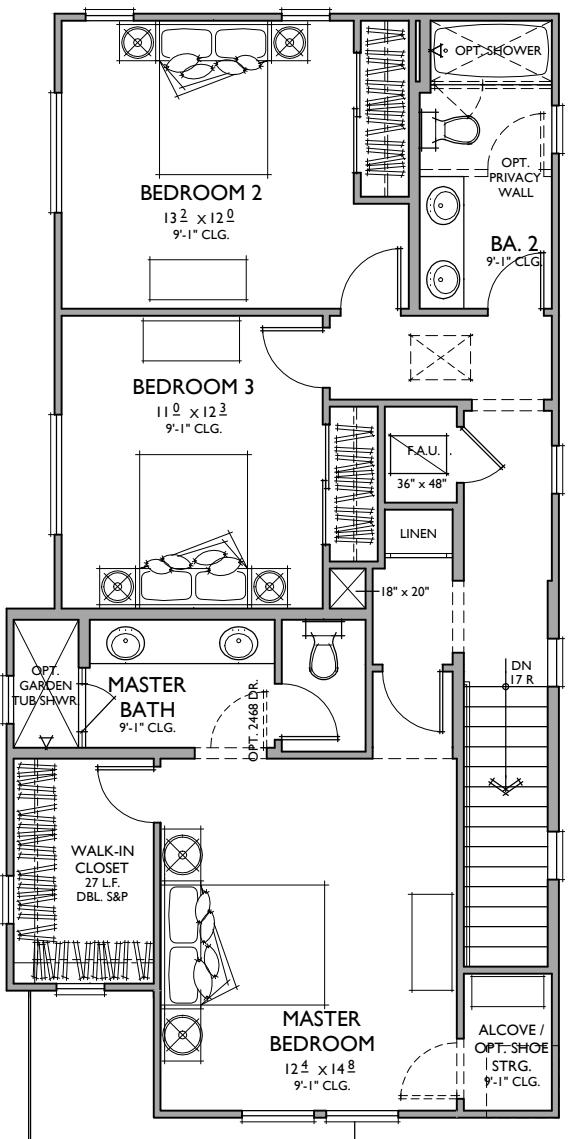
SCALE: 1/8" = 1'-0"

5 6 6 . 1 7 1 6 3

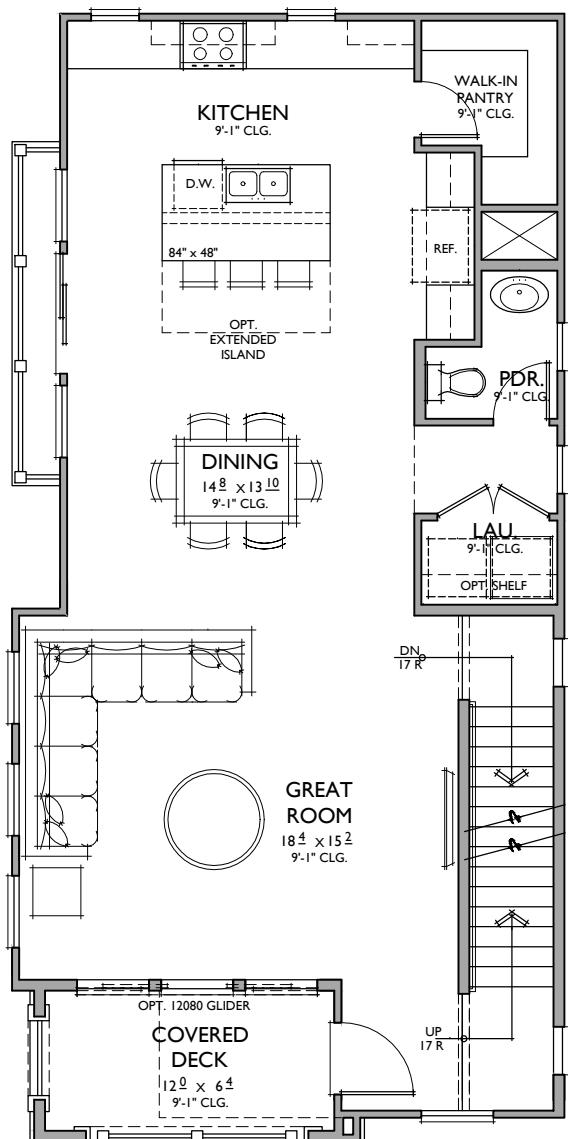
02.20.18

Maracay Homes
Choices for the way you want to live.

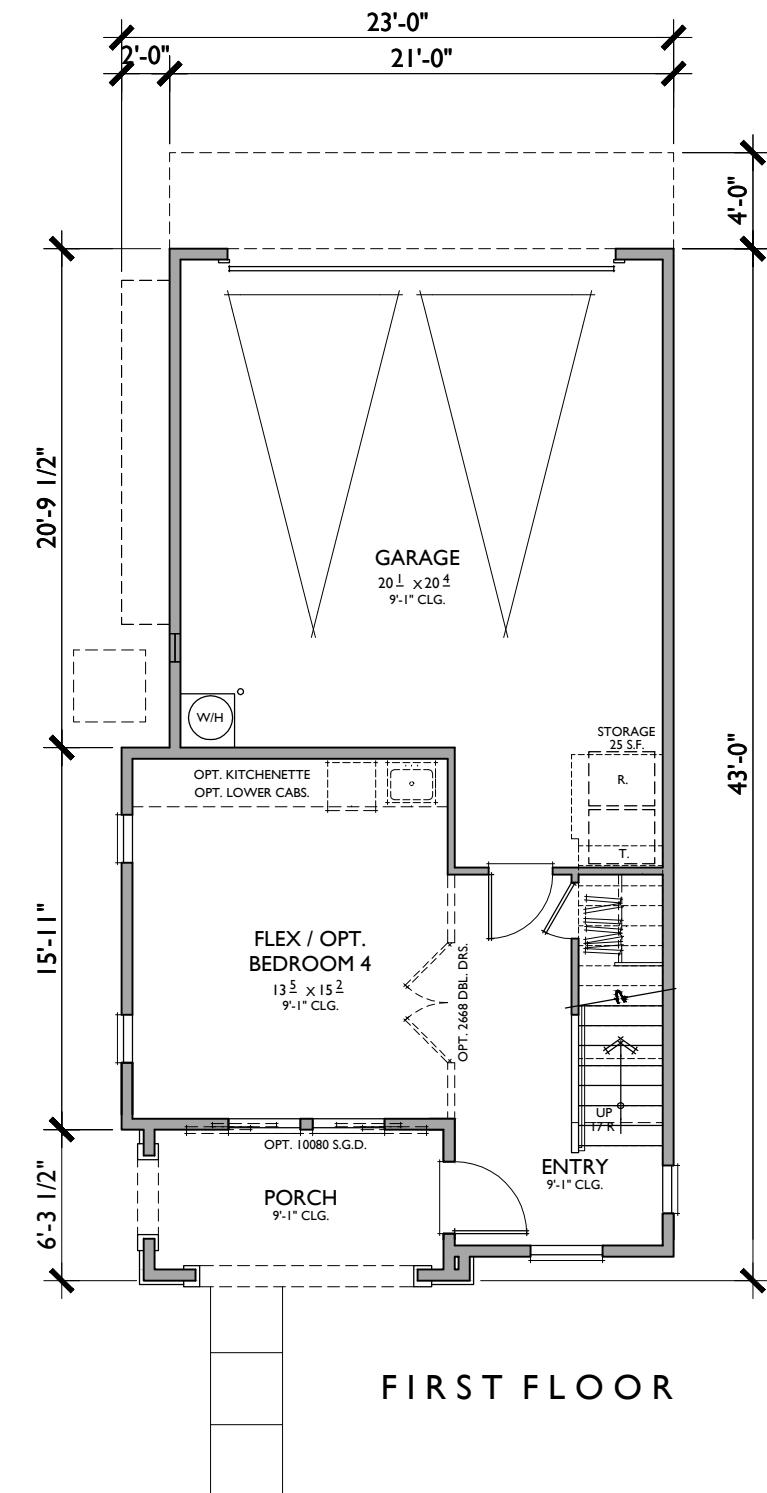




THIRD FLOOR



SECOND FLOOR



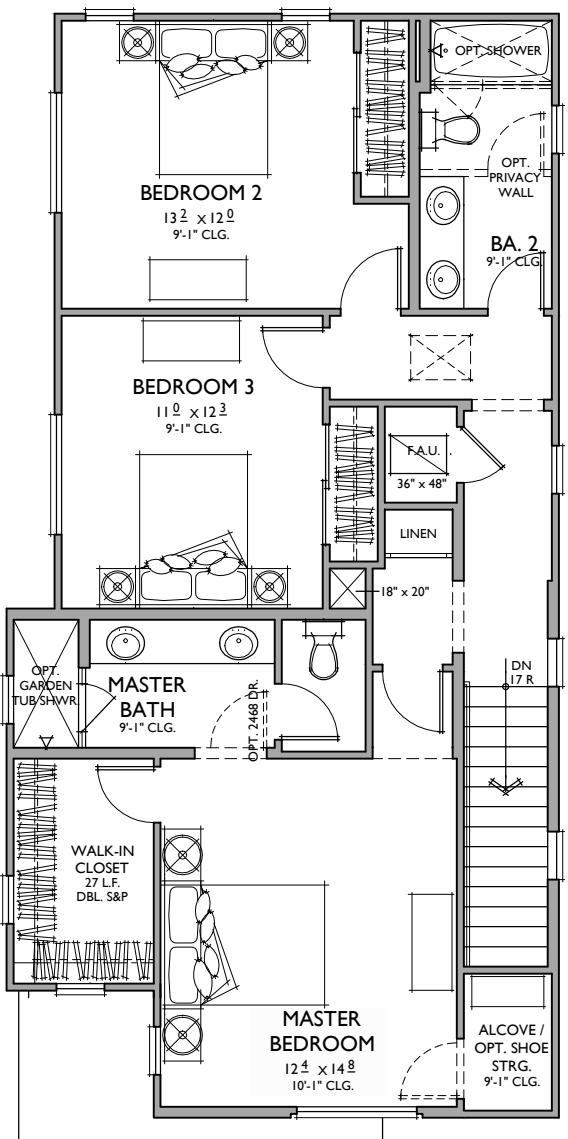
FIRST FLOOR

PLAN 6B
2,258 SQ. FT.
TARGET: 2,100 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

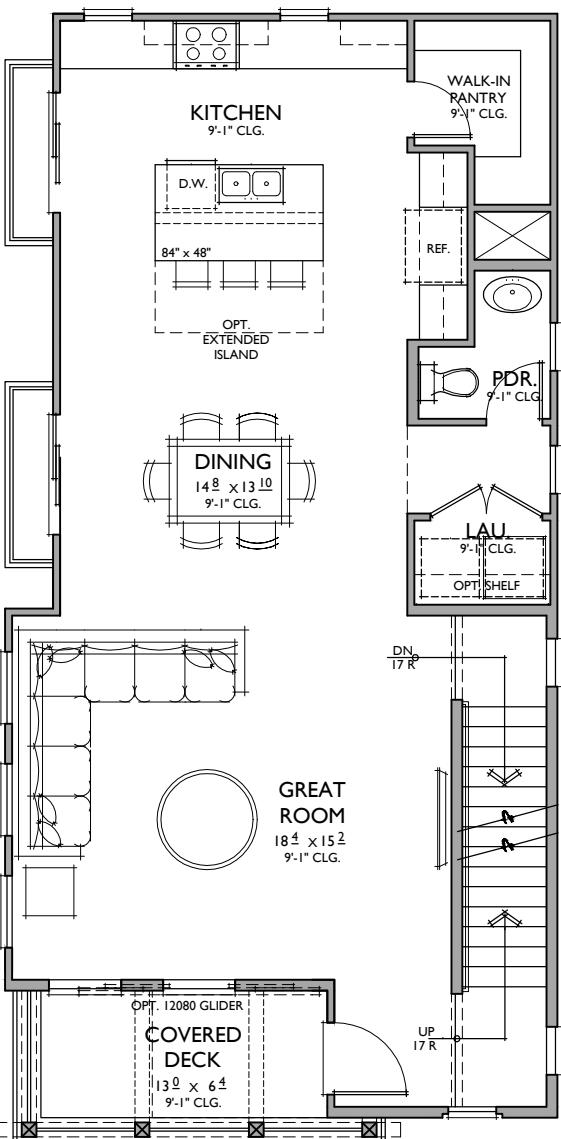
FLOOR AREA TABLE	
1ST FLOOR	391 SQ. FT.
2ND FLOOR	937 SQ. FT.
3RD FLOOR	930 SQ. FT.
TOTAL	2,258 SQ. FT.
2 - CAR GARAGE	482 SQ. FT.
PORCH	79 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

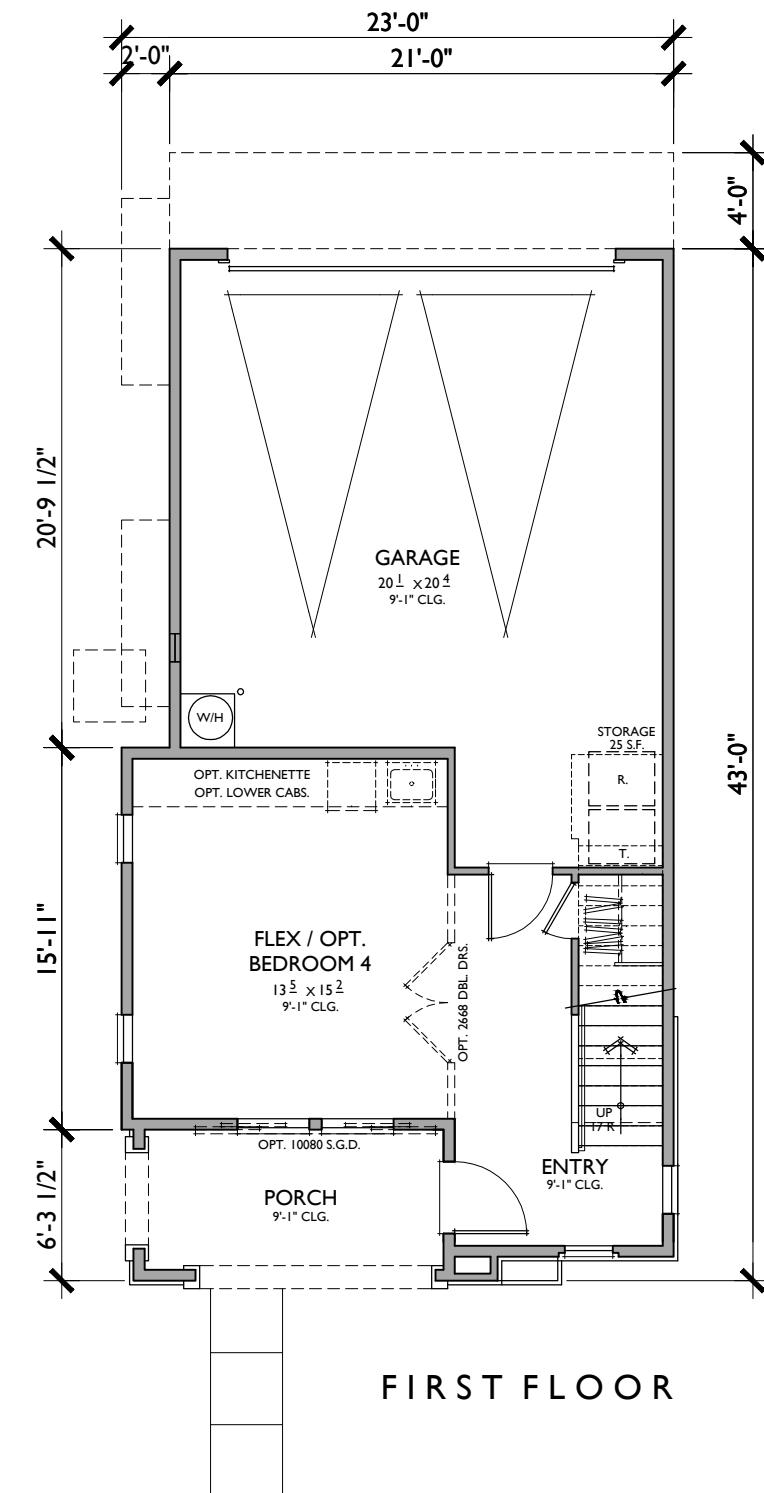




THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 6C
2,258 SQ. FT.
TARGET: 2,100 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	391 SQ. FT.
2ND FLOOR	937 SQ. FT.
3RD FLOOR	930 SQ. FT.
TOTAL	2,258 SQ. FT.
2 - CAR GARAGE	482 SQ. FT.
PORCH	81 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 6C
Reflects French Country Elevation
ANNECY - SFD

Gilbert, Arizona

SCALE: 1/8" = 1'-0"

566.17163

02.20.18

Maracay Homes
Choices for the way you want to live.



Exp. 06/30/19



Elevation 'A'

DATE: _____ TYPE: _____

NAME: _____

PROJECT: _____

Incandescent

P560019-020

Devereux

A traditional upscale outdoor wall lantern, Devereux features an etched white pillar shade that sits inside a clear seeded glass design. A double scrolled arm finished in Antique Bronze provides elegant scale for a variety of exterior settings. Inner shade disguises lamp source for individuals who wish to use energy efficient sources. Post, hanging and wall lantern options are available.

- Antique Bronze finish
- Traditional upscale outdoor lantern
- Etched white pillar shade sits inside clear seeded glass
- Double scrolled arm
- Elegant scale for a variety of exterior settings

Category: Outdoor

Finish: Antique Bronze (painted)

Construction: Aluminum construction

Glass/Shade: Clear seeded glass panels glass



Width: 7"
Height: 26"
Depth: 9-3/4"
H/CTR: 13" (facing up)

**DR17-1178 The Lakes at Annecy
Attachment 9: Lighting Cutsheets (3 pages)
March 7, 2018**

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included Backplate covers a standard 4" hexagonal recessed outlet box 4.5" W., 14.1875" ht., 1" depth	Pre-wired 6" of wire supplied 120 V	Quantity: One 100w max. Medium Base E26 base ceramic socket	cCSAus Wet location listed 1 year warranty



Elevation 'B'

DATE: _____ TYPE: _____

NAME: _____

PROJECT: _____

Incandescent

P5836-71

Nottington

Scrolling cast arms, fluted bodies and acorn accents. Clear seeded glass complements this cast aluminum and brass constructed two-light wall lantern.

Category: Outdoor

Finish: Gilded Iron (painted)

Construction: Cast aluminum construction

Glass: Water seeded glass



Width: 8"

Height: 19-5/8"

Depth: 10-5/8"

H/CTR: 8"

Glass: 6-1/2" dia.

Height: 6-3/8"

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting hardware for outlet box included Back plate covers a standard 4" hexagonal recessed outlet box 5" W., 13-5/8", 1-1/8"	Pre-wired 6" of wire supplied 120V	Quantity: 2 60W Candelabra Base Candelabra phenolic sockets	cCSAus Wet location listed 1 year warranty Companion Chain hung lantern, Post top lantern, Wall lantern fixtures are available



Elevation 'C'

DATE: _____ TYPE: _____

NAME: _____

PROJECT: _____

Incandescent

P5754-31

Maison

Two-light medium wall lantern in the Maison Collection offers traditional French country styling for a variety of home settings. Classic and formal clear water seeded glass complements the powder coat finish.

- Traditional French country styling.
- Classic and formal clear water seeded glass.
- Powder coat finish.

Category: Outdoor

Finish: Black (powdercoat)

Construction: Aluminum construction

Glass: Water Seeded glass panels



Width: 7-1/4"

Height: 20"

Depth: 10-1/2"

H/CTR: 10-5/8" (from top of fixture)

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included Back plate covers a standard 4" hexagonal recessed outlet box	Pre-wired 6" of wire supplied 120 V	Quantity: Two 60w E12 E12 base phenolic sockets	cCSAus Wet location listed 1 year warranty



852 I Front
Val Vista Classic



852 A Front
Val Vista Classic

APPROVED PLANS
Design Review Board
Case # 2001-98
DATE: 2/10/05



852 G Front
Val Vista Classic

APPROVED PLANS
Design Review Board
CASE # 1204-99
DATE: 2/10/05



857 / 858 G Front
Val Vista Classic



857 / 858 E Front
Val Vista Classic



857 / 858 F Front
Val Vista Classic



853 / 854 E Front
Val Vista Classic



853 / 854 G Front
Val Vista Classic



853 / 854 I Front
Val Vista Classic



851 D Front
Val Vista Classic



851 Side D Front
Val Vista Classic



 **Lofts
by CLASSIC
COMMUNITIES**

851 F Front
Val Vista Classic



851 Side F Front
Val Vista Classic



851 Sidse G Front
Val Vista Classic



851 H Front
Val Vista Classic